



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2019

Re: Columbia Mall Plat #4 – Final Plat (Case #224-2019)

Executive Summary

Approval of this request would result in the creation of a two-lot subdivision of one existing lot within the Columbia Mall development.

Discussion

Cochran Engineering (agent, on behalf of Columbia Mall, LLC (owner), is seeking approval of a replat of one existing PD (Planned Development) zoned lot, known as Lot 1 of *Columbia Mall-Plat 3*, to create a two-lot subdivision to be known as Columbia Mall - Plat 4. The approximately 33.42-acre property is located at the southwest corner of Stadium Boulevard and Bernadette Drive, and commonly addressed as 2300 Bernadette Drive.

An associated revised PD plan, Case #225-2019, is also being processed concurrently with this case. The final plat creates the two new lots that are reflected on the revised PD plan. The PD plan serves as the site's revised preliminary plat. The proposed final plat, presuming the PD plan revision is approved by Council, is consistent with the preliminary plat.

The lot in question, Lot 1 of *Columbia Mall-Plat 3*, will be split into two lots. The lot currently includes the portion of the mall that does not include anchor stores (referred to as the Columbia Mall Building on the PD plan). The subdivision will divide the common mall area so that a 1.55-acre lot (Lot 2) is created along Bernadette Drive, and the remaining Lot 1 will be 31.79 acres. A small area of additional right of way is being dedicated with this plat along Bernadette Drive.

The requested final plat includes the lots reflected on the pending PD plan (Case #225-2019) and upon review has been found to be in substantial conformance with the pending PD plan. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, previously approved final plat, and the final plat are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: No construction is anticipated at this time, but possible impacts could include public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/21/19	Approved final plat of <i>Columbia Mall Plat No. 3</i>
7/3/1986	Approved Administrative Plat of <i>Lot 1 Columbia Mall Plat No. 2</i>
6/17/1985	Approved <i>Columbia Mall Plat No. 2</i> . (Ord. #10604)

Suggested Council Action

Approve the final plat of *Columbia Mall - Plat 3*.