



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 5, 2018

Re: Bryant Walkway Apartments 1 – McBaine – Replat (Case #18-36)

## Executive Summary

Approval will result in the replat of a portion of an existing lot into one legal lot.

## Discussion

TREKK Design Group, LLC (agent), on behalf of Bryant Walkway Housing Development Group, LP (owner), is seeking approval of a one-lot plat of R-MF (Multiple-Family Dwelling) zoned property to be known as *Bryant Walkway Apartments 1 - McBaine*. The 0.49-acre subject site is located on the east side of McBaine Avenue, approximately 600 feet north of Ash Street, and is addressed as 304 McBaine Avenue.

The plat constitutes a replat of Lot 23 of *Garth's Subdivision of Garth's Addition*, approved in 1900. The replat is being sought in order to consolidate the property under the control of the applicant into a legal lot, as it is currently portions of Lot 23.

Staff finds that the proposed replat complies with provisions of 29-5.2(d)(4) of the UDC, which state that a resubdivision of land shall only be approved by the Council if the Council determines that:

(1) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the City have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public; and

(2) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

Upon review of the plat, staff finds the plat to be in conformance with all UDC regulations and recommends that it be approved.

Locator maps, final plat, and previously approved plat *Garth's Subdivision of Garth's Addition* are attached.



## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance; such as, roads and sewers, as well as public safety, and solid waste service provision. Future impacts may be offset by increased user fees and 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: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
6/14/1900	Approved final plat of <i>Garth's Subdivision of Garth's Addition</i>

## Suggested Council Action

Approve the final plat for *Bryant Walkway Apartments 1 - McBaine*.