



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2020

Re: Battle Crossing - Plat 1 – Design Adjustment (Case #85-2020)

Executive Summary

Approval of this request would allow a parking lot (i.e. a structure) to be constructed over a lot line. This request is being concurrently reviewed with a proposed final plat for *Battle Crossing – Plat 1*, which would create a new five lot commercial subdivision at the intersection of Clark Lane and St. Charles Road.

Discussion

Van Matre Law Firm (agent), on behalf of the property owner, is seeking approval of a design adjustment to Section 29-5.1 (f) (3) of the UDC to allow a new lot line through a parking lot which is defined by the UDC as a structure. The design adjustment is being considered concurrently with a proposed 5-lot final major plat entitled "*Battle Crossing – Plat 1*". The 12.84-acre subject site is located at the southwest corner of Clark Lane and St. Charles Road.

The requested design adjustment is sought to allow a parking lot to be constructed over a proposed lot line separating Lots 4 and 5 as shown on the accompanying final plat. The requested location of the new lot line is reasonably located and does not arbitrarily bisect parking spaces or drive aisles. Allowing a lot line over the parking lot does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

The Planning and Zoning Commission considered this request at their June 4, 2020 meeting. Staff presented its report and the applicants gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the final plat and requested design adjustment passed (8-0).

The Planning Commission staff report, locator maps, design adjustment worksheet, draft site plan, preliminary plat, final plat, and meeting minute excerpts 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: Public infrastructure maintenance such as roads and sewers 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
11/4/19	Approved the <i>Columbia Corners Preliminary Plat. (Res. 160-19)</i>

Suggested Council Action

Approve the design adjustment from Section 29-5.1(f)(3).