



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 4, 2019

Re: Waterbrook Place, Plat No. 2 - Final Plat (Case #18-169)

Executive Summary

Approval of "Waterbrook Place Plat No. 2" will combine two lots on the west side of Garth Avenue between Worley Street and Oak Street.

Discussion

Crockett Engineering Consultants (agent), on behalf of Ginger C., LLC (owner), is seeking approval of a 1-lot final minor plat to be known as "Waterbrook Place, Plat No. 2." The proposed replat combines Lot 33 and Part of Lot 36 of Quinn and Conley's Subdivision of Lots 44, 45 and 46 of Garth's Addition to the City of Columbia, and Lots 24, 25 and 28 of Garth's Subdivision of Garth's Addition to the City of Columbia. The replat will confer "legal lot" status upon the parcel and permit issuance building permits. The .52 acre parcel is zoned R-MF (Residential Multi-Family zone), and is presently vacant.

The proposed replat reflects the required dedication of an additional eight (8) feet of right-of-way on Garth Avenue, as well as the dedication of a 10-foot utility easement along the parcel's Garth Avenue frontage. The site is served by all City utilities, with adequate capacity, and no public utility extensions are required.

Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. A public information meeting was held for this case on August 14, 2018, with no members of the public attending.

The final plat has been reviewed by both internal and external agencies and has been found to comply with all standards of the UDC.

Locator maps and a copy of the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

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: Not Applicable, 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
N/A	N/A

Suggested Council Action

Approve the final plat of "Waterbrook Place Plat No. 2."