



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2024

Re: Keene Landing, Plat No. 1 (Case # 129-2024)

Executive Summary

Approval of this request will consolidate eight existing lots into a single 2.57-acre parcel of land dedicate new public right of way to accommodate a Unified Development Code-compliant cul-de-sac for the permanent termination of Keene Court. The proposed platting action is being sought prior to the future improvement of the acreage with a new hotel. The proposed platting action is consistent with the October 2023 approved PD (Planned Development) plan for the acreage. The subject site is located at the western terminus of Keene Court and generally addressed as 3100-3109 Keene Court.

Discussion

Crockett Engineering Consultants (agent), on behalf of Bryan Columbia Hotel LLC (owners), seeks approval to consolidate 8 existing lots previously platted as Lots 2-10 of Keene Estates Plat No. 1 into a single legal lot that would contain 2.57-acres. The consolidation is sought in advance of redevelopment of the property with a new hotel. The proposed plat is consistent with the October 2023 approved PD plan entitled "Keene Court Hotel" for the acreage which also served as the site's preliminary plat.

Given the proposed platting action is considered a replat of existing platted property, the provisions of Sec. 29-5.2(d)(4) of the UDC must be evaluated in addition to the standard subdivision criteria of the UDC. An analysis of the replat criteria is presented below with the criteria in "**bold**" text followed by staff's response.

The proposed final plat will dedicate new compliant right of way for the permanent termination of Keene Court. Additionally, pursuant to the construction plans submitted for the new hotel, existing Keene Court east of the subject property will be reconstructed within the existing platted right of way and sidewalk will be installed to Keene Street along both sides of the constructed street.

Standard 10-foot utility easements are shown as being dedicated along the cul-de-sac right of way. No additional public utility easements are required to serve the property to accommodate its intended redevelopment. Existing perimeter easements provide access to necessary utility services for the proposed new hotel.

As noted, the submitted final plat is considered a replat of existing platted lots. As such, the proposed final plat is subject to the review criteria of Sec. 29-5.2(d)(4) of the UDC. The replat criteria is shown below in "**bold**" text followed by staff analysis.



- (i) 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.**

Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed consolidation were approved.

- (ii) 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.**

There are no known capacity-related issues associated with the public infrastructure serving this parcel and existing infrastructure is capable of supporting future redevelopment. The construction plans for the proposed new hotel have been submitted and approved. Part of this review included an analysis of infrastructure needs. It was determined that existing platted easements and the new utility easement along the cul-de-sac right of way were sufficient to support the improvement of the acreage with the new hotel.

- (iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.**

The subject site was rezoned from M-N (Mixed-use Neighborhood) to PD (Planned Development) in October 2023. PD zoning was chosen given hotels are only permissible in the M-C (Mixed-use Corridor) or IG (Industrial) zoning districts which were viewed as incompatible with surrounding land use context. No member of the public spoke at the Planning Commission or Council hearings on the requested rezoning. The subject property adjoins Highway 63 and is equidistant from the US 63/Interstate 70 and E. Broadway/US 63 interchanges; however, is accessible from Keene Street only. Prior duplex and residential structures on the acreage were removed several years prior to the request for rezoning.

Consolidation of the eight existing lots into a single development parcel permits a larger single footprint structure, consistent with adjoining land uses to the north and south, given construction over lot lines is prohibited by the UDC. Furthermore, consolidation of the existing lots affords an opportunity to improve Keene Court with a new compliant public street within an existing right of way benefitting the properties to the east between the subject site and Keene Street.

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval.

Locator maps, final plat, and approved PD plan (Case # 219-2023) are attached for review.



Fiscal Impact

Short-Term Impact: N/A. All utility relocation and installation costs to be borne by applicant.

Long-Term Impact: Minimal. New utility infrastructure will be installed within compliant easements and associated right of way. Added costs for provision of public safety and emergency services as well as trash collection. Such costs may or may not be off-set by increased property taxes and user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
5/20/24	Vacated utility easements covering former Keene Court right of way, between Lots 4 & 5, and between Lots 7 & 8 (Ord. 025662)
10/2/23	Approved PD rezone & "Keene Court Hotel" PD Plan (Ord. 025467)
10/2/23	Vacated Keene Court west of Lots 11 & 12 of Keene Estates Plat No. 1 (Ord. 025466)
10/2/23	Accepted utility easement within platted right of way of Keene Court (Ord. 025465)

Suggested Council Action

Approve the one-lot final plat entitled "Keene Landing, Plat No.1".