



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 21, 2018

Re: Central Addition Plat 2 - Final Plat (Case #18-72)

Executive Summary

Approval will result in the combination of parts of 3 lots, into 1 lot at the northeast corner of Fay Street and Hinkson Avenue to be known as "Central Addition Plat 2" to accommodate a walk-in cooler expansion to serve Logboat Brewing Company.

Discussion

The applicant is seeking approval of a replat of their property located at the northeast corner of Hinkson Avenue and Fay Street. The property is comprised of three legal lots that were originally platted in 1870 as a part of the Central Addition to the City of Columbia. The replatted parcel would contain 0.52 acres and is being sought to accommodate a walk-in cooler expansion for Logboat Brewing Company that would otherwise have been built across a property line which is no longer permitted by the UDC.

The subject property is zoned IG (General Industrial District), with a small area of M-N (Mixed-Use Neighborhood District) at the property's southwest corner. Combining the existing lots would lead to an instance of split zoning; however, the UDC does not explicitly disallow such an arrangement. The M-N zoned area of the property is currently encumbered by roughly half of the Logboat Brewing Company's parking lot. As such it is unlikely to be developed in any further capacity. The proposed cooler expansion would be contained within the IG zoned property and such activity is permitted by right within that district.

An additional 5 feet of street right-of-way is being dedicated along both of the property's street frontages. Both Fay Street and Hinkson Avenue currently have a total right-of-way width of 40 feet. Current street standards require at least 50 feet for all public streets. The additional 5 feet dedicated on the plat will provide the requisite 25' half width adjacent to the subject parcel.

The final plat meets all regulatory standards of the UDC, and is recommended for approval by staff.

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

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/1/1870	Final Plat of the "Central Addition (to the town of Columbia)" approved.

Suggested Council Action

Approve the proposed final plat to be known as "Central Addition Plat 2".