



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2016

Re: SAM Subdivision – Final Plat (Case #15-200)

Executive Summary

Approval of the proposed plat will result in the consolidation of two existing lots into a single parcel with roadway frontage on South Tenth Street. Such action will also confer "legal lot" status on the combined lots.

Discussion

Engineering Surveys and Services (applicant) on behalf of Rise Columbia Property Owner, LLC (contract purchaser) is seeking approval of a final minor plat that would consolidate parts of Lots 92 and 93 of the Original Town of Columbia plat into a single "legal" lot. The existing lots are currently developed with the James Condominiums (121 S. Tenth) and a surface parking lot.

The proposed platting action is considered a "resubdivision" under the provisions of Section 25-30 of the City Code. The proposed lot combination has been reviewed by applicable service agencies and is supported. The lots are currently served by sufficient street and utility infrastructure.

Consolidation of the lots will merge a parking lot used by the James Condominiums with the actual lot upon which the residential building is located. Additionally, the consolidation of the two lots will result in the creation of a single "legal" lot consistent with the other lots in the surrounding half-block.

Fiscal Impact

Short-Term Impact: If redeveloped, the applicant would be required to install all necessary public infrastructure at its expense.

Long-Term Impact: Redevelopment of the site for a more intense use may result in impacts on public safety and infrastructure services. Such impacts may or may not be off-set by increased tax revenues and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

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
None	None

Suggested Council Action

Approve the proposed final minor plat.