



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2017

Re: C. E. Harr Plat 2 – Final Plat (Case #17-73)

Executive Summary

Approval of this request will create three commercially zoned lots in a final plat to be known as "C. E. Harr Plat 2".

Discussion

The applicant is requesting a three-lot final minor plat of C-P (Planned Business District) and C-3 (General Business District) zoned land, which would allow for the sale and development of proposed Lots 102 (zoned C-3) and 103 (zoned C-P).

Proposed Lot 101 (zoned C-P) is developed with Columbia Car Care and proposed Lot 102 (zoned C-3) is developed with a small commercial building. The approved development plan for the C-P zoned portion of the site (including proposed Lots 101 and 103) identified the southern portion of the C-P zoned parcel (proposed Lot 103) for future development. The proposed final minor plat will allow this future development area to be divided from its parent parcel and developed, subject to review and approval of a C-P plan in accordance with applicable planned district standards.

The final plat has been reviewed by both internal and external agencies and has been found to meet the platting requirements and zoning standards of the City Code.

At its March 23rd meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the requested plat. Neither the Commission nor members of the public commented on the proposal.

The Commission report, locator maps, final plat, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Long-term fiscal impacts may include costs associated with the provision of public safety and solid waste services as well as maintenance of public infrastructure (i.e. roadways, sewer, and water). Such costs may or may not be off-set by increased property taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

6/4/2012

Approved Columbia Car Care C-P Plan (Ordinance #021328)

Suggested Council Action

Approve C. E. Harr Plat 2.