



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 16, 2019

Re: Kitty Hawk Manor, Plat No. 7A - Replat/Resubdivision (Case #162-2019)

## Executive Summary

Approval will result in the resubdivision of six existing lots into three new lots, along with the dedication of associated easements.

## Discussion

Crockett Engineering Consultants (agent) on behalf of Homeco Development, LLC and Kitty Hawk Apartments, LLC (owners), are seeking approval of a 3-lot final plat to be known as *Kitty Hawk Manor Plat No. 7A*, constituting a replat of four existing R-1 (One-family Dwelling) lots within *Kitty Hawk Manor Plat 7* and two R-MF (Multi-family Dwelling) lots in *Kitty Hawk Manor Plat 4*. The 4.19-acre property is located at the southwest and northwest corner of Kitty Hawk Drive and Stinson Avenue, and includes property addressed as 1520, 1524, 1528, and 1532 Gypsy Moth Drive.

The applicant is seeking to combine four existing single-family zoned lots (Lots 62-65) into one lot (lot 62A) within the single-family development portion of the Kitty Hawk subdivision to permit future construction of a pool and clubhouse. The proposed combination would avoid the future construction being built over property lines which is not permitted per the UDC.

The combination is considered a replat since the new lot layout varies from the approved preliminary plat. Combining residential lots is not generally considered a substantial change necessitating the submission of a new preliminary plat; however, due to the number of lots being combined and the length of street frontage Council approval of the replat is necessary. Pursuant to Section 29-5.2(d)(4) of the UDC, the replat of lots 62-65 does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City

Lots 62B and 62C are consistent with the existing preliminary plat. They are currently zoned R-MF and would permit multi-family development.

No additional right of way is being dedicated with this final plat; however, standard easements along the right of way will be provided and additional easements for utilities and drainage are being dedicated. It should be noted that an existing easement shown on the plat will likely be vacated in the near future once existing utilities are relocated to accommodate the future location of the pool and clubhouse. This future vacation request is currently under review as Case #161-2019.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

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

Locator maps, preliminary plat, and the final plat are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
11/17/2014	Approved preliminary plat of Kitty Hawk Manor (Res. #216-14)
11/6/2017	Approved final plat of Kitty Hawk Manor, Plat No. 7 (Ord. #23358)
6/15/1992	Approved final plat of Kitty Hawk Manor, Plat No. 4 (Ord. #13358)

## Suggested Council Action

Approve the final plat for *Kitty Hawk Manor Plat No. 7A*.