



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2019

Re: Cullimore Cottages – Final Plat (Case #165-2019)

## Executive Summary

Approval of this request would replat 1.32 acres of land on the west side of N. Eighth Street, and create 10 residential lots and 1 common lot for access, storm water, and utility purposes.

## Discussion

The City of Columbia seeks to replat 1.32 acres of PD-zoned land along N. Eighth Street to facilitate development of cottage-style housing by the Columbia Community Land Trust (CLT) and other affordable housing organizations. The three existing lots will be consolidated and re-divided into ten “postage-stamp” lots and a single common lot. The proposed lot arrangement is consistent with the “Cullimore Cottages PD Plan” which serves as the site’s preliminary plat.

Proposed site improvement is anticipated to be undertaken by the CLT, Habitat for Humanity, and other affordable housing organizations. Five lots will face N. Eighth Street and the remaining five lots will face Rear Coats Street. Each home is proposed to include a garage and one additional driveway space to meet parking requirements. Overflow parking spaces are available along North Eighth Street and within the enlarged right of way along Rear Coats Street. The applicant is dedicating 5-feet of additional right of way to enlarge Rear Coats Street, which is depicted on the plat.

New sidewalk along N. Eighth Street and Rear Coats will be installed as part of the development. Additionally, east-west sidewalk connections between N. Eighth and Rear Coats at the location of each emergency access drive will be installed providing pedestrian access across the property for residents and emergency personnel.

Given that this platting action is being proposed by the City of Columbia, the standard performance contract used to guarantee installation of public improvements with three years has not been attached. This guarantee; however, will become part of the conveyance document associated with the transfer of ownership of the property to the CLT and shall contain a “successors and assigns” clause permitting the CLT to pass the infrastructure responsibilities to the entity constructing each home in the event that the CLT sells individual home lots to other builders.

The plat has been reviewed by both internal and external staff and found to meet the requirements of the UDC.

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



## Fiscal Impact

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

Long-Term Impact: Public sewer maintenance, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and 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: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

## Legislative History

Date	Action
11/19/2018	Ordinance 023700: Approved rezoning from R-1 (One-Family Residential) to PD (Planned District), and the, "Cullimore Cottages PD Plan."

## Suggested Council Action

Approve the final plat for Cullimore Cottages.