



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 4, 2019

Re: Northwest Highlands 2<sup>nd</sup> Addition, Plat No. 2 – Final Plat (Case #223-2019)

## Executive Summary

Approval will result in the creation of a two-lot final subdivision plat to be known as "Northwest Highlands 2<sup>nd</sup> Addition, Plat No. 2."

## Discussion

Crockett Engineering (agent), on behalf of GDP Development, LLC (owner), seeks approval of a replat of Lots 17 & 18 of Northwest Highlands, Second Addition. The proposed replat will reconfigure the existing lots such that they are oriented north-south, accessing Mikel Street, instead of their current east-west orientation and accessing to Hardin Street. The lots combined contain 0.55 acres and are located at the northwest corner of Mikel and Hardin Streets.

The property is zoned R-2 (Two-Family Dwelling) district, and before and after the replat both lots will comply with the dimensional requirements of the zone. One of the lots is currently improved with a single-family home addressed as 901 Mikel Street. The replat's re-orientation of the two lots maintains the development potential of the second lot as a duplex or single-family building site, but moves the location of the potential building envelope (and related street frontage) from north to west of the existing home. This reconfiguration is likely desired to maintain area that is presently being used as the home's backyard.

The plat provides the required corner truncation at the northwest corner of the intersection of Hardin and Mikel Street. Additionally, the required ten (10) foot utility easements are being dedicated adjacent to each street frontage. No additional right of way is required to be platted as the existing 50-foot right of way is sufficient for the local residential street typology of the streets. Sidewalks are required as a result of the platting action.

The plat has been reviewed by both internal and external agencies and is recommended for approval.

Locator map and the final plat are attached.



## Fiscal Impact

Short-Term Impact: None. The plat consolidates adjoining parcels owned by the City and allows establishes right of way and easement locations within the public record.

Long-Term Impact: Long-term impact would include park improvements, infrastructure maintenance and public safety services. Such impacts will be part of part of the capital improvement planning process.

## 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
9/17/1945	Approved the Northwest Highlands Second Addition Plat.

## Suggested Council Action

Approve the "Northwest Highlands 2<sup>nd</sup> Addition, Plat No. 2" as presented.