



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 19, 2018

Re: Nanny's Neighborhood Plat 1 - Final Plat (Case #18-191)

Executive Summary

Approval of "Nanny's Neighborhood Plat 1" will combine two commonly-owned lots on the east side of McBaine Avenue between Lincoln Drive and Unity Drive.

Discussion

Simon and Struempf Engineering (agent), on behalf of Patrick Enterprises, LLC (owner), is seeking approval of a one-lot final minor plat to be known as "Nanny's Neighborhood Plat 1." The proposed replat combines a portion of Lot 26 and Lot 27 of Garth's Addition to the City of Columbia. The replat will allow a building addition and related parking for the Neighborhood Nanny preschool presently on the northern lot. The proposed expansion of the childcare facility is permitted in the R-MF (Multi-Family Dwelling) zone. The combined lot will contain a total of 0.49 acres.

The proposed replat requires the dedication of a 10-foot utility easement along the parcel's McBaine Avenue frontage which is shown on the attached plat. The site is served by all City utilities, with adequate capacity, and no public utility extensions are required.

Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. A public information meeting was held for this case on October 16, 2018. The applicant and staff from Neighborhood Nanny attended, and the neighbor to the south also attended to ask questions regarding circulation and screening; the neighbor indicated support for the expansion of the center.

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

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

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.



Strategic & Comprehensive Plan Impact

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 |
|------|--------|
| N/A | N/A |

Suggested Council Action

Approve the final plat of "Nanny's Neighborhood Plat 1."