



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 2, 2020

Re: Spencer's Crest, Plat 4-B1– Final Plat (Case #32-2020)

Executive Summary

Approval will result in the creation of a two-lot final subdivision plat to be known as "Spencer's Crest, Plat 4-B1– Final Plat".

Discussion

Crockett Engineering (agent), on behalf of B.C. Investments of Columbia, LLC (owner), seeks approval of a replat of Lot 8B2 of Spencer's Crest, Plat 4-B into two lots (8B2A and 8B2B). The lots combined contain 2.3 acres and are located with frontage on Highway 763 (Range Line Street) and Chippewa Drive, just to the south of the Sonic addressed 3700 Range Line Street.

The property is zoned M-C (Mixed-Use Corridor) district, and before and after the replat both lots will comply with the dimensional requirements of the zone. The replat is anticipated to facilitate a new retail development, and the associated sewer extension plans have been reviewed and approved by Sewer Utility staff.

Sufficient right of way (ROW) exists along Highway 763 and Chippewa Drive, and the plat shows all the previously platted utility easements. Sidewalks are required as a result of the platting action. Sidewalk is already in place along Highway 763 and the new sidewalk along the Chippewa Drive frontage will connect on the north to an existing sidewalk network along Kennesaw Ridge Road.

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: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



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
4/20/2006	Approved Spencer's Crest Plat 4-B.

Suggested Council Action

Approve the "Spencer's Crest, Plat 4-B1– Final Plat" as presented.