



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: *Riddick Subdivision Plat 1* – Final Plat (Case #18-79)

Executive Summary

Approval will result in the replat of an existing lot and a portion of an existing lot to consolidate the property into one total lot, and grant a design adjustment to allow for the dedication of less right of way than is required for an arterial street.

Discussion

Simon and Struempf Engineering (agent) on behalf of DRS PARK LLC (owner) is seeking approval of a one-lot final plat of M-OF (Mixed Use - Office) zoned property to be known as *Riddick Subdivision Plat 1* which constitutes a replat of Lots 3 & portions of Lot 4 of the plat *Garth's Addition to Columbia*. The 4.53-acre property is located on the north side of Broadway, approximately 250 feet west of Garth Avenue, and is addressed as 201 W Broadway.

The applicant is seeking approval of the replat to create a legal lot for purposes of securing a building permit. Additional right of way is being granted for Broadway along with utility easements; however, a design adjustment is sought to allow for dedication of approximately half of the required 25 feet of additional right of way necessary to meet the half-width standards for an arterial roadway.

At its April 5, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report; no one from the public spoke during the meeting. Following limited discussion, the Commission voted (8-0) to recommend approval of the final plat and design adjustment.

A copy of the Planning Commission staff report, locator maps, final plat, applicant letter and design adjustment worksheet, previously approved *Garth's Addition to Columbia*, and meeting excerpts are attached

Fiscal Impact

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

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: 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
6/28/1899	Approved Garth's Addition to Columbia.

Suggested Council Action

Approval of the final plat for *Riddick Subdivision Plat 1* and the associated design adjustment.