



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2019

Re: The Backyard- Final Plat, Design Adjustments (Case #82-2019) – Supplemental Memo

## Executive Summary

The subject plat was presented to Council on July 15, 2019 and tabled to the September 3rd meeting to allow the applicant to make plat revisions pursuant to Council direction. Prior to the September 3rd meeting the applicant asked that the plat be tabled to the October 7, 2019 Council meeting to allow additional time for the revisions. If approved, the plat would confer "legal lot" status on the two existing lots and grant relief from the requirement to dedicate utility easements along the Sixth and Seventh Street frontages. Pursuant to Council motions made during the July 15 meeting, the plat has been revised to dedicate additional ROW and corner truncations for the east-west alley running along the parcel's northern property boundary.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Seventh Street Properties of Columbia, LLC and Hulett Descendants, LLC (owners), is requesting approval of a .32-acre two-lot final minor subdivision to be known as "The Backyard". This request was originally presented to Council on July 15 and included three design adjustments from provisions of the UDC.

Pursuant to Council motions made during the July 15 meeting, the applicant was directed to revise the proposed subdivision plat to include 2.5-feet of additional alley right of way and alley corner truncations to the plat – items sought to be waived. The third requested design adjustment, waiver of the required 10-foot utility easement along the parcel's Sixth and Seventh Street frontages, was supported by Council and not required to be shown on the revised plat.

Following its motions, Council tabled further discussion on the plat until its September 3rd meeting to allow for the revisions to be completed. However, prior to the September 3rd meeting the applicant sought a continuation of the hearing to the October 7th meeting. This request was approved.

At this time the revised plat has been prepared in accordance with the Council's directions. The plat shows the required 2.5 feet of additional alley right of way and the alley corner truncations. The plat has been reviewed by internal staff and external agencies and is found to be compliant with the UDC's requirements with the exception of the utility easements along the parcel's roadway frontages pursuant to Council direction. The plat is recommended for approval.



## Fiscal Impact

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

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or 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: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

This memo has been prepared as supplemental correspondence for Council's consideration. The plat in question has been revised as directed by Council during their July 15 meeting and is found to meet all applicable UDC requirements.