



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 3, 2021

Re: Biscayne Heights Plat 4 - Final Plat (Case #87-2021)

Executive Summary

Approval of this request would create a single legal lot from portions of two lots to allow for the redevelopment of the site and dedication of additional right of way and easements.

Discussion

Engineering Surveys & Services (agent), on behalf of TKG San Jacinto Place, LP (owner), seeks approval of a one-lot final plat of PD (Planned Development) zoned property, constituting a replat of parts of Lots 2 and 4 of *Biscayne Heights, Plat No. 2* into one legal lot, to be known as *Biscayne Heights Plat 4*. The approximately 0.54-acre property is located at the northwest corner of Stadium Boulevard and Ash Street.

The site will have frontage on Ash Street, and additional right of way will be dedicated along Ash to accommodate a major collector street. Ingress & egress easements shown to the east and west of the lot will provide access to the site per the layout reflected on the associated PD plan for the property (Case #92-2021), which was introduced on Council's April 19, 2021 agenda. The PD plan proposes redevelopment of the site with a Scooter's Coffee.

Upon review, the final plat has been found to be in substantial conformance with the proposed PD Plan, which serves as a preliminary plat. The plat meets all the standards of the UDC and is recommended for approval by staff.

Locator maps and final plat are attached.

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.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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
1/5/1970	Approved C-P zoning (Ord. #399-69)

Suggested Council Action

Approve the final plat of *Biscayne Heights Plat 4*.