



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2019

Re: Columbia Mall Plat #3 – Final Plat (Case #174-2019)

Executive Summary

Approval of this request would result in the creation of a two-lot subdivision from one existing lot within the Columbia Mall development.

Discussion

Cochran Engineering (agent, on behalf of Columbia Mall, LLC (owner), seeks approval of a two lot replat of Lot 1 of the Administrative Plat of *Lot 1 Columbia Mall Plat No. 2* that will become known as *Columbia Mall - Plat 3*. The subject 39.75 – acre lot is zoned PD and located at the southwest corner of Stadium Boulevard and Bernadette Drive, and commonly addressed as 2300 Bernadette Drive.

An associated revised PD plan, Case #176-2019, is also being processed concurrently with this case. The final plat creates the new two lots that are reflected on the revised PD plan. The PD plan serves as the site's revised preliminary plat, and as such, presuming the PD plan revision is approval by Council, the proposed final plat is consistent with the preliminary plat.

The lot in question, Lot 1 of the Administrative Plat of *Lot 1 Columbia Mall Plat No. 2*, will be split into two lots. The lot currently includes the portion of the mall that does not include anchor stores (referred to as the Columbia Mall Building on the PD plan) along with the former Sears store (referred to as Dillard's' Men's). The subdivision will divide the common mall area from the former Sears building, with each being on a separate lot. No additional right of way dedication is required and no new construction is proposed.

The requested final plat includes the lots reflected on the pending PD plan (Case #176-2019) and upon review has been found to be in substantial conformance with the pending PD plan. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, previously approved administrative plat, and the 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: No construction anticipated at this time, but possible impacts could be 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/3/1986	Approved Administrative Plat of Lot 1 Columbia Mall Plat No. 2
6/17/1985	Approved Columbia Mall Plat No. 2. (Ord. #10604)

Suggested Council Action

Approve the final plat of *Columbia Mall - Plat 3*.