



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Lynn Street Cottages - Final Plat (Case #17-133)

Executive Summary

Approval will result in the creation of a 5-lot final plat to be known as "Lynn Street Cottages."

Discussion

The applicant, Crockett Engineering Consultants is seeking, on behalf of Columbia Community Land Trust, LLC (owner), approval of a 5-lot final plat on PD (Planned District) zoned land, to be known as "Lynn Street Cottages". The 0.69-acre subject site is located on the north side of Lynn Street between Garth Avenue and Oak Street.

The proposed residences will be addressed as 107-113 Lynn Street, and will be built on 4 individual single-family cottage-style lots (Lots 1A-1D). Roadway access is provided through a common lot (Lot C1), and a centralized 16' utility easement provides access to utilities for each residence. All lots are to remain under ownership by the Community Land Trust, LLC.

The proposed final plat is in substantial conformance with the approved PD plan of Lynn Street Cottages, which was approved on December 7, 2015 (Ord. # 22654), which also acts as the preliminary plat for the property. The proposed plat has been reviewed by staff and found to meet all requirements of the subdivision and zoning regulations.

Locator maps, final plat, and a copy of the approved PUD plan/preliminary plat are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All required infrastructure improvements will be at the expense of the developer.

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.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

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: Livable & Sustainable Communities, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
12/8/2015	Approved rezoning PUD 4.3 to PUD 6.0, and approved the PUD Plan for "Lynn Street Cottages." (Ord. #22654)
1/3/2011	Approved final plat of "Lynn Street Subdivision Plat 2." (Ord. #20838)
1/3/2011	Approved rezoning from C-P to PUD 4.3 (Ord. # 20836)

Suggested Council Action

Approve the final plat of "Lynn Street Cottages."