



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2020

Re: Battle Crossing - Plat 1 – Final Plat (Case #85-2020)

Executive Summary

Approval of this request would result in the creation of a 5-lot final plat to be known as *Battle Crossing – Plat*. The plat will also dedicate additional right of way and easements for public use. This request is being considered concurrently with a request to approve a design adjustment from the requirements of the UDC relating to structures (i.e. a parking lot) over lot line.

Discussion

Van Matre Law Firm (agent), on behalf of the property owner, is seeking approval of a five-lot final major plat on property zoned M-C (Mixed Use-Corridor) to be known as Battle Crossing - Plat 1. A concurrent design adjustment request from Section 29-5.1(f)(3) of the UDC to allow a new lot line through a structure (i.e. a parking lot) is being considered by Council on its July 6 agenda as a separate agenda item. The attached final plat has been prepared assuming approval of the design adjustment. The 12.84-acre subject site is located at the southwest corner of Clark Lane and St. Charles Road.

The final plat substantially complies with the previously approved preliminary plat known as “*Columbia Corners Preliminary Plat*”. This plat represents the platting of Lots 1-5 of the preliminary plat, which was approved in 2019. Additional right of way for St. Charles Road is being provided to meet the required 50-foot half-width, and additional right of way at the northeast corner of the site is provided to accommodate an additional lane near the roundabout. In addition, a private access easement through Lot 4 was required to allow vehicular access to Lots 1-3 due to St. Charles Road and Clark Lane access restrictions.

The Planning and Zoning Commission considered this request at their June 4, 2020 meeting. Staff presented its report and the applicants gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the final plat and requested design adjustment passed (8-0).

The Planning Commission staff report, locator maps, design adjustment worksheet, draft site plan, preliminary plat, final plat, and meeting minute excerpts 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 and sewers 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
11/4/19	Approved the <i>Columbia Corners Preliminary Plat. (Res. 160-19)</i>

Suggested Council Action

Approve the final plat of *Battle Crossing - Plat 1*.