



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 18, 2023

Re: Kinney Point, Plat No. 1 – Final Plat (Case # 214-2023)

Executive Summary

Approval would result in the creation of a 1-lot final plat to be known as, “Kinney Point, Plat No. 1,” facilitating the expansion of the Kinney Point planned district to include all of the Housing Authority’s property from Garth Avenue to Grand Avenue, on the north side of Sexton Road.

Discussion

Crockett Engineering (agent), on behalf of The Housing Authority of the City of Columbia (owners), is requesting approval of a 1-lot consolidation plat to be known as “Kinney Point, Plat No. 1.” The subject property contains 2.95 acres that was originally platted as Lots 1-A and 1-B of Grace Covenant Church Subdivision. A number of PD plan revisions have taken place on the properties since the Housing Authority acquired the lots.

In August 2023, a revision of the previously approved Kinney Pointe PD plan was approved that expanded the development to the northeast corner of Lot 1-B and add 10 additional residential units to serve the growing needs of the Housing Authority’s clientele. As a result of this expansion, the limits of original Kinney Pointe development extended across an interior property line triggering the need for this consolidation plat. Additionally, Council approved two (2) design adjustments relating to required ROW dedications for Grand Avenue and the alley along the northern side of the subject site.

A minor amendment to the PD plan was approved administratively by the Director of Community Development on September 6, 2023 to address a requirement that a 5-foot street easement along the subject site’s Garth Avenue frontage be platted as right-of-way. deficiency in the right-of-way allotment along Garth Avenue. The revised PD plan now depicts five feet of right of way being dedicated to the City along the property’s Garth Avenue and Sexton Road frontages. The dedication of this right of way will occur upon the recording of the proposed final plat. All easements of record are depicted on the plat, and the standard 10-foot utility easement is dedicated along all street frontages. The final plat is in substantial conformance with the approved PD plan which also serves as the site’s preliminary plat.

The plat has been reviewed by both internal and external departments/agencies, complies with all requirements of the UDC, and is in substantial conformance with the approved PD plan which also serves as the site’s preliminary plat. The plat is supported for approval.

Locator maps, final plat, and approved PD plan/preliminary plat are attached for review.



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.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
08/07/23	Approved: Major amendment to, "PD Plan for Kinney Point," and revised SOI (Ord. 025400)
08/07/23	Approved: Design adjustments relating to ROW dedication on Grand Avenue and adjacent alley to the north for the, "PD Plan for Kinney Point." (Ord. 025399)
07/18/22	Approved: Major amendment to, "PD Plan for Kinney Point," and revised SOI (Ord. 025079)
03/01/21	Approved: Major amendment to, "PD Plan for Kinney Point," and revised SOI (Ord. 024570)
08/19/13	Approved: "Kinney Point PUD Plan," and SOI. (Ord. # 021769)

Suggested Council Action

Approve the final plat for, "Kinney Point, Plat No.1."