



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 20, 2023

Re: Manorwood Point, Plat No. 1 – Final Plat (Case #262-2023)

Executive Summary

Approval of this request would result in the creation of a 1-lot final plat containing 0.59-acres of PD zoned land that will be known as “*Manorwood Point, Plat No. 1*”. The proposed plat is located southeast of the intersection of West Broadway and Manor Drive. The lot proposed is consistent with the PD (Planned Development) plan entitled “*Thomas Dental*” which was approved on September 5, 2023. Approval of the final plat will confer “legal lot” status upon the property and permit the owner the ability to obtain building permits for future improvement of the site.

Discussion

Crockett Engineering Consultants (agent), on behalf of D&D Investment of Columbia, LLC (owner), seeks approval of a 1-lot final plat containing 0.59-acres of PD (Planned Development) zoned land that will be known as “*Manorwood Point, Plat No. 1*”. The proposed plat is consistent with the approved PD Plan/preliminary plat of the site. The subject property is located at the southeast corner of the West Broadway and Manor Drive.

Approval of the plat is required to confer “legal lot” status upon the site such that building permits may be issued to allow for its subsequent improvement as a new dental clinic and two residential dwelling units. The plat provides the required half-width dedication of right of way for both West Broadway and Manor Drive. No additional right of way is needed for the Maplewood frontage. The plat further shows dedication of all standard 10-foot utility easements along its three roadway frontages.

Sidewalks will be required to be built along all of the site's roadway frontages where it is not currently installed. The existing sidewalk along the site's West Broadway frontage will be reconstructed in coordination with the City to ensure that such construction conforms to the City's future improvements along the Broadway corridor. Vehicular access to the site is restricted per Note # 8 to only Manor Drive. This restriction is consistent with that shown on the approved PD Plan.

This request has been reviewed by both internal and external staff. Following this review, it was determined that the plat meets the requirements of the UDC and is consistent with the approved PD Plan/preliminary plat. Staff supports the approval of the plat.

Locator maps and final plat are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
09/05/23	Approved PD rezoning & PD Plan (Ord. 025434)

Suggested Council Action

Approve the requested final plat to be known as “Manorwood Point, Plat No. 1”