



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2016

Re: Somerset Village - Preliminary Plat No. 2 (Case #16-32)

Executive Summary

Approval of this request will revise the previously approved preliminary plat for Somerset Village by removing 52 proposed single-family lots and replacing them with 2 new lots that will become part of the Lake of the Woods Golf Course. The revised 225-lot preliminary plat, to be now known as "Somerset Village, Preliminary Plat No. 2" contains 128-acres and is located on either side of Battle Avenue north of St. Charles Road.

Discussion

The applicant, A Civil Group, is requesting, on behalf of St. Charles Road Development (owner), approval of a 225-lot revised preliminary plat for the Somerset Village development.

The revision removes 52 proposed single-family lots at the western end of the property. The revised plat proposes to replace these lots with two new lots, totaling 15.88 acres. The newly-created lots are intended to be sold to the City of Columbia Parks and Recreation Department for use in conjunction with the existing Lake of the Woods Golf Course. The subject parcel is adjacent to the golf course at the parcel's southern boundary, and its intended use is as a driving range.

At its January 21, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve the proposed revisions to the preliminary plat. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report (including locator maps and plat) and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure installation will be at the expense of the applicant, and the revised lots for expansion of the golf course will not require infrastructure extension.

Long-Term Impact: Long-term costs include public infrastructure maintenance (e.g., adjacent roads, sewer) and demands for services (e.g., public safety, refuse collection). Costs associated with long-term impacts may or may not be offset by additional tax revenues and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
March 2, 2015	Resolution No. 42-15 – Approved Somerset Village Preliminary Plat
March 2, 2015	Ordinance No. 22373 – Approved annexation of the parcel

Suggested Council Action

Approve the revised preliminary plat as recommended by the Planning and Zoning Commission.

Introduced by _____ Council Bill No. _____ R 19-16

A RESOLUTION

approving the Preliminary Plat of Somerset Village, Plat No. 2.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat of Somerset Village, Plat No. 2, as certified and signed by the surveyor on December 21, 2015, a subdivision located along both sides of Battle Avenue, north of St. Charles Road, containing approximately 127.81 acres, and hereby confers upon the subdivider the following rights for a period of seven years from the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for final approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

ADOPTED this _____ day of _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 21, 2016**

SUMMARY

A request by A Civil Group (agent) on behalf of St. Charles Road Development, LLC. (owners) for approval of a revised preliminary plat to be known as "Somerset Village Plat No. 2". The 225-lot plat will replace the original preliminary plat of Somerset Village which was approved on March 2, 2015. The approximate 128-acre parcel is located north of St. Charles Road and west of Battle Avenue. (Case # 16-32)

DISCUSSION

The applicant is requesting approval of a revised preliminary plat for their property at the north side of the intersection of St. Charles Road and Battle Avenue. The 128-acre site is currently zoned R-1, C-P and O-P, and unimproved. The revision removes 52 single-family lots at the western end of the property, as originally proposed. The revised plat will replace these lots with two new lots, totaling 15.88 acres. These lots are intended for use by the City of Columbia's Parks and Recreation Department as an extension of their Lake of the Woods Golf Course. Lot 301 will function as a driving range, and Lot 302 has been called out as a potential road right-of-way for future connections to the North and West of the site.

Staff notes that the newly proposed lots 301 and 302 will not have access to roadway frontage, or to the required utilities. The City has worked with the developer to create a lot to be purchased by the City Parks and Recreation Department where such connections would not be a necessity. The City would agree to waive these requirements pursuant to a purchase agreement between St. Charles Road Development and the City of Columbia Parks and Recreation Department for Lots 301 and 302.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

RECOMMENDATION

Approval of the preliminary plat for "Somerset Village – Preliminary Plat No. 2" with a waiver of roadway and utility access requirements for Lots 301 and 302, pursuant to a purchase agreement between St. Charles Road Development, LLC and the City of Columbia Parks and Recreation Department for the aforementioned lots.

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- "Somerset Village Preliminary Plat No. 2"

HISTORY

Annexation date	2015
Zoning District	Primarily R-1 (One-Family Residential District), C-P (Planned Commercial District) nearest intersection of Battle Avenue and St. Charles Road, and O-P (Planned Office District) along Battle Ave to Spartan Drive.
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Somerset Village Preliminary Plat No.1 (March, 2015)

SITE CHARACTERISTICS

Area (acres)	128 acres
Topography	Slopes generally from north to south, but highly variable
Vegetation/Landscaping	Predominately farmland
Watershed/Drainage	Perche Creek (Primary) Hinkson Creek (Secondary)
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Columbia Fire Protection District
Electric	Boone Electric Cooperative

ACCESS

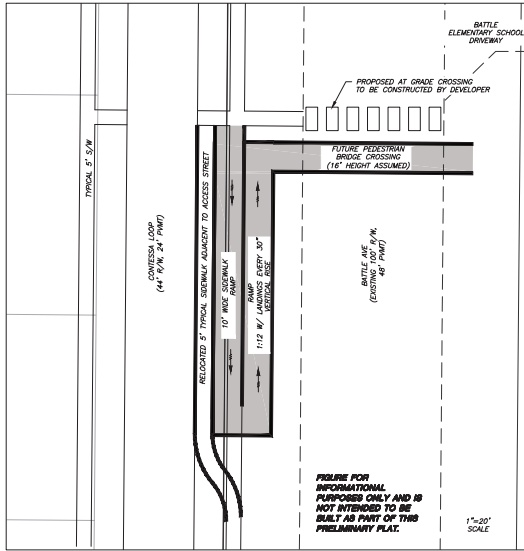
St. Charles Road	
Location	Southern edge of property
Major Roadway Plan	Minor Arterial
CIP projects	N/A

Battle Avenue	
Location	At or near Eastern edge of property
Major Roadway Plan	Proposed Minor Arterial
CIP projects	N/A

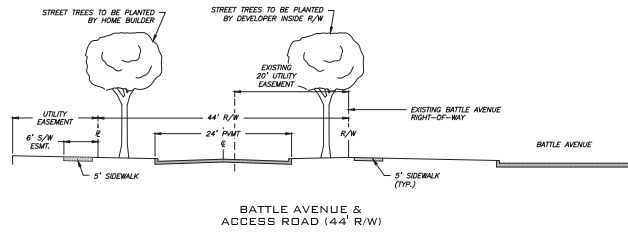
PARKS & RECREATION

Neighborhood Parks	Western-most lot to be sold to City of Columbia Parks and Recreation, Lake of the Woods Golf Course adjacent
Trails Plan	Proposed primary trail planned along St. Charles Road, Tertiary Trail planned through site north of Battle High School
Bicycle/Pedestrian Plan	N/A

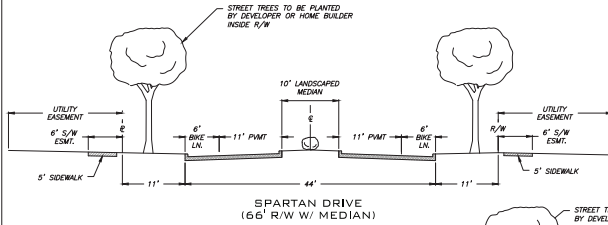
Report prepared by Russell Palmer Approved by Patrick Zenner



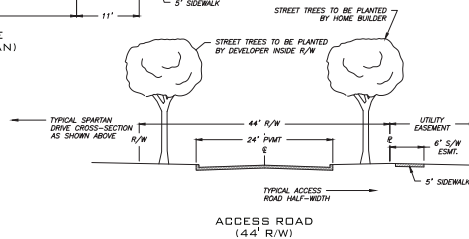
FUTURE
PEDESTRIAN CROSSING



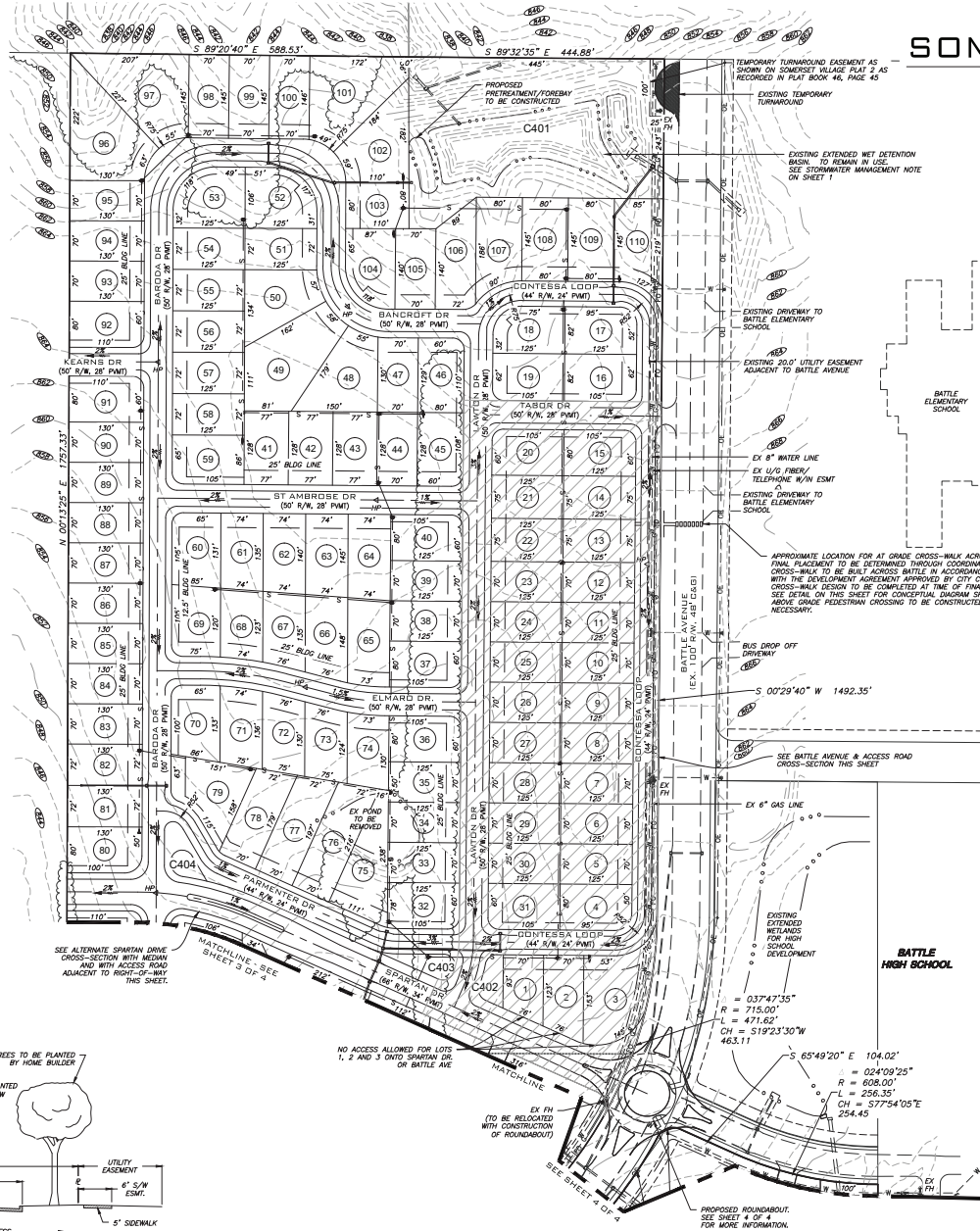
BATTLE AVENUE &
ACCESS ROAD (44' R/W)



SPARTAN DRIVE
(66' R/W w/ MEDIAN)



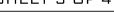
ACCESS ROAD
(44' R/W)



PRELIMINARY PLAT SOMERSET VILLAGE, PLAT NO. 2



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MD 21050
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115



9. AN 8' PEDWAY SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF ST. CHARLES ROAD WITH A TEMPORARY PAVED CONNECTION TO ST CHARLES ROAD AT THE WEST TERMINUS TO ALLOW FOR INTERIM

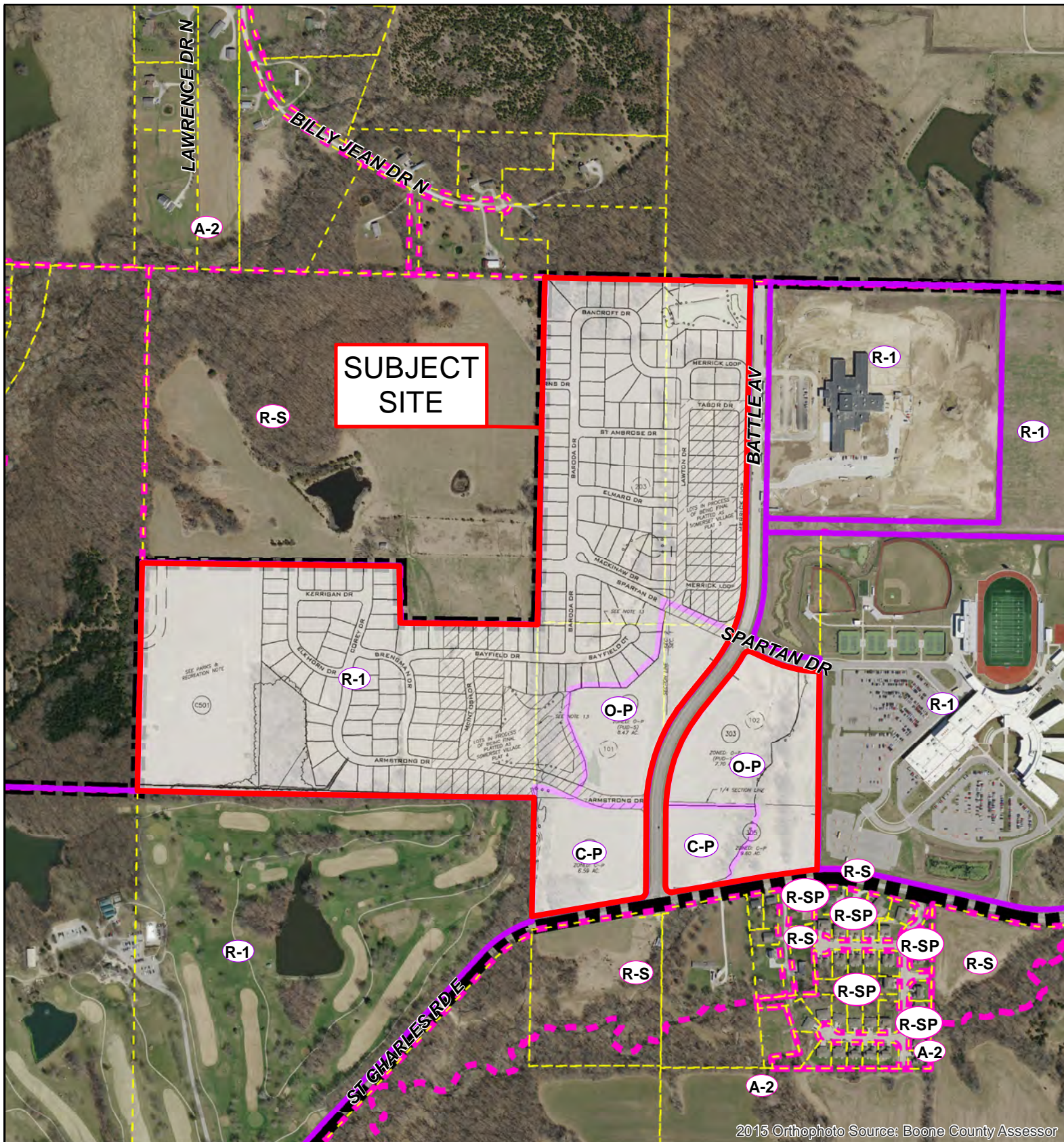
SOMERSET VILLAGE,
PLAT NO. 2

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SOMERSET VILLAGE,
PLAT NO. 2

SCDC15.10

SCDC15.10



2015 Orthophoto Source: Boone County Assessor

16-32: Somerset Village Preliminary Plat No. 2



City of Columbia Zoning



Boone County Zoning

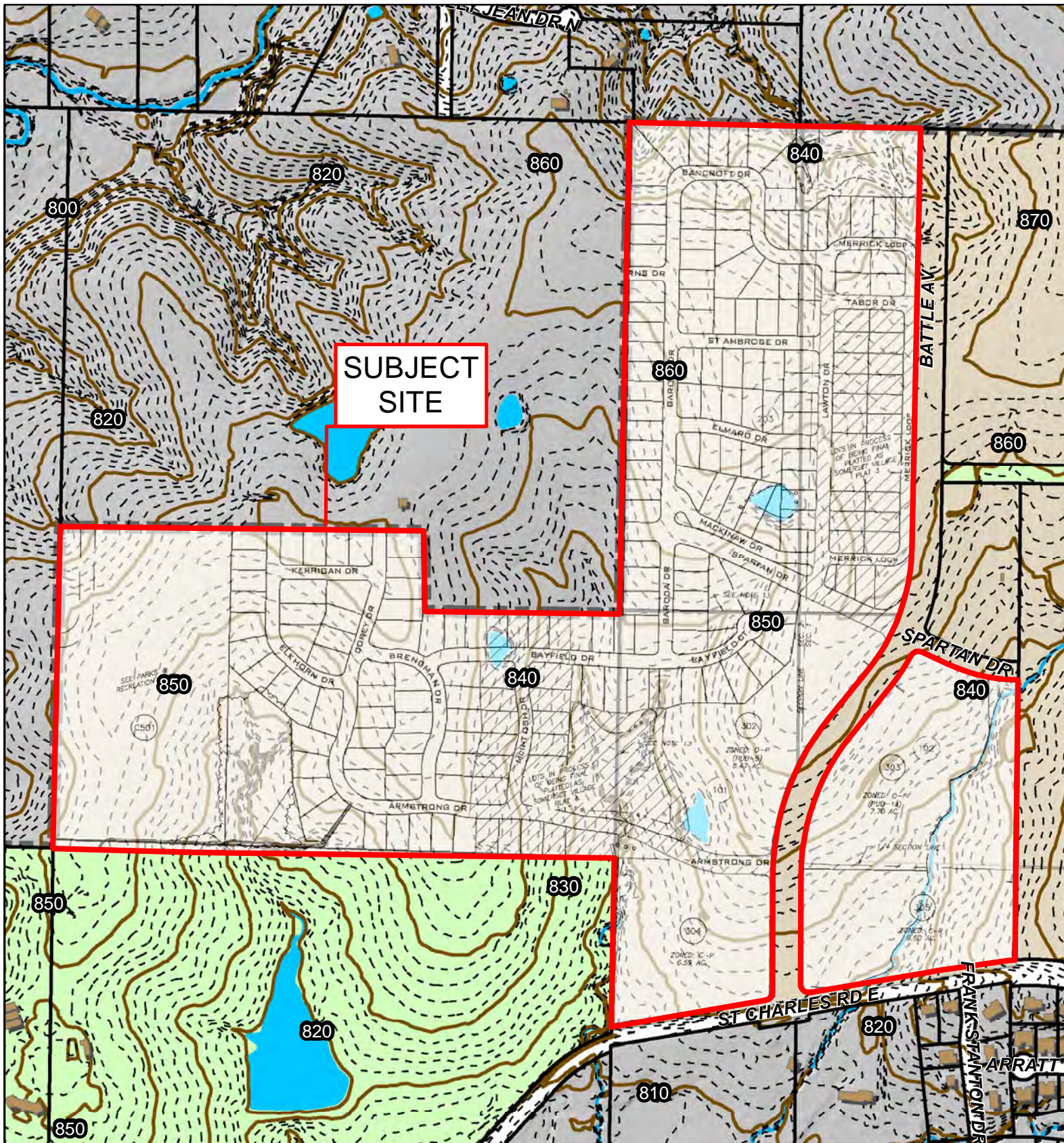


Columbia City Limit



Parcels





16-32: Somerset Village Preliminary Plat No. 2

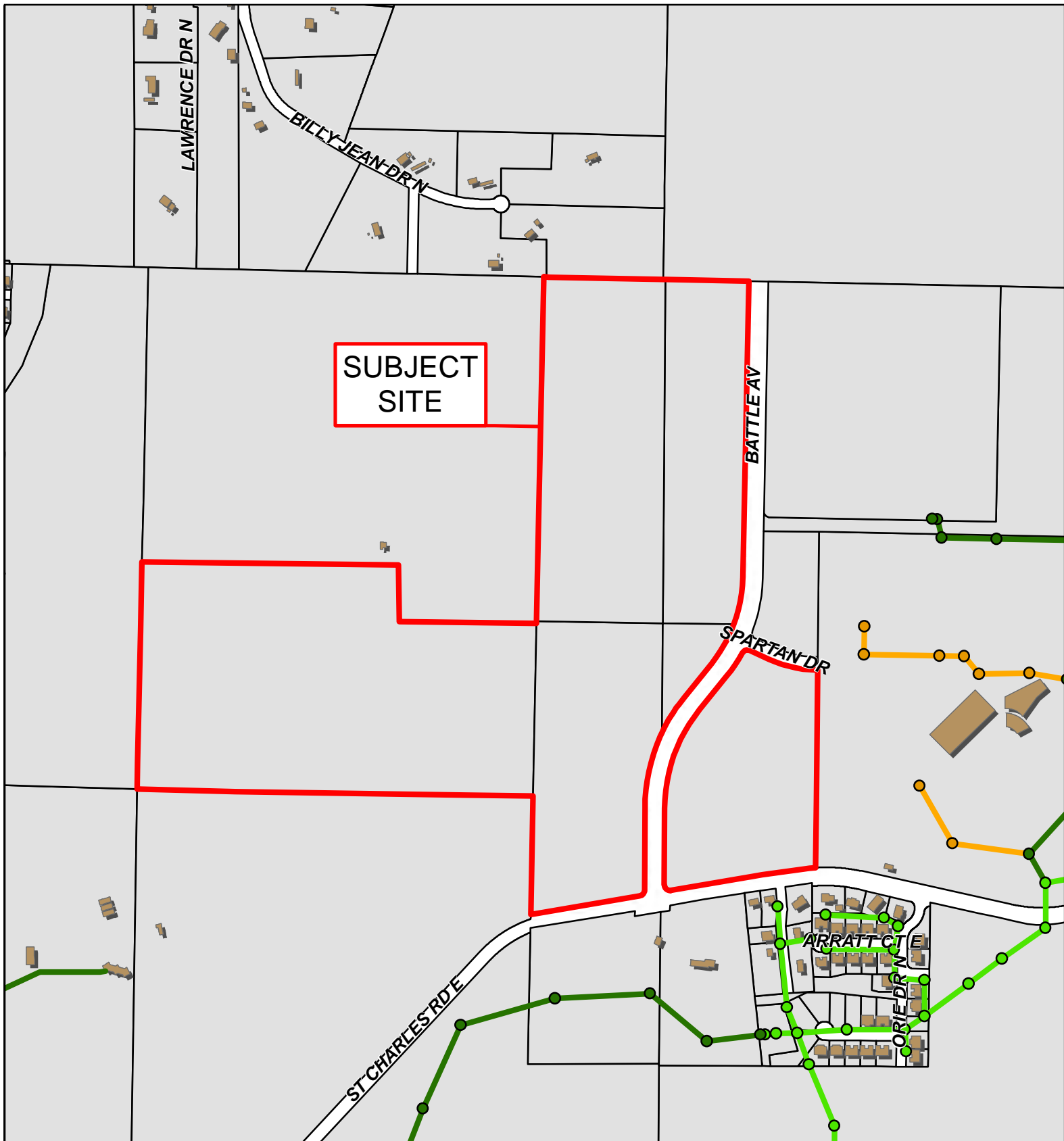


— 10 Foot Contour Lines
- - - 2 Foot Contour Lines

▭ Parcels
■ Building Footprint

■ Bodies of Water
— Stream





16-32: Somerset Village Preliminary Plat No. 2



- | | | | |
|--|----------------------------|--|-----------------------|
| | BCRSD | | BCRSD |
| | City Sanitary Structure | | City Sanitary Line |
| | Private Sanitary Structure | | Private Sanitary Line |

- | | |
|--|--------------------|
| | Building Footprint |
| | Parcels |



EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JANUARY 21, 2016

IV) SUBDIVISIONS

Case No. 16-32

A request by A Civil Group (agent) on behalf of St. Charles Road Development, LLC (owners) for approval of a revised preliminary plat to be known as "Somerset Village Plat No. 2". The 225-lot plat will replace the original preliminary plat of Somerset Village which was approved on March 2, 2015. The approximate 128-acre parcel is located north of St. Charles Road and west of Battle Avenue.

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the proposed preliminary plat.

MR. STRODTMAN: Thank you, Mr. Palmer. Are there any questions of staff? I see none. As our customary practice, even though this is a subdivision, if there is anyone in the audience that would like to come forward and give us any information that would be relevant to this, we would like to do that at this time.

MR. DARR: I'm Cody Darr, project engineer at A Civil Group. Our office is at 3401 Broadway Business Park Court. I don't have anything specific to add to the presentation. I think it is pretty straightforward. But I'm here for any questions you guys might have on behalf of the developer.

MR. STRODTMAN: Does anybody have any questions for this speaker? Thank you for coming up. We'll close that public hearing. Any comments -- questions or comments from Commissioners? Would anyone like to frame a motion if there is no comments?

MS. RUSSELL: Go for it.

MS. BURNS: I would like to move in Case 16-32 for approval. It is a request by A Civil Group on behalf of St. Charles Road Development, LLC for approval of a revised preliminary plat to be known as Somerset Village Plat No. 2. The 225-lot plat will replace the original preliminary plat of Somerset Village which was approved on March 2, 2015. The approximate 128-acre parcel is located north of St. Charles Road and west of Battle Avenue.

MR. STRODTMAN: Would you also like to include the roadway utility access?

MS. BURNS: And, yes, in staff's recommendation of the -- I guess it is not a variance, but including the roadway access and then the City utilities to be obtained after the purchase order is put through.

MR. ZENNER: Actually, it would be a waiver of those requirements.

MS. BURNS: Waiver of those requests.

MR. STRODTMAN: Thank you, Ms. Burns. Do we have a second?

MS. RUSSELL: I'll second that.

MR. STRODTMAN: Ms. Russell. May I have a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the Case of 16-32.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 6-0.

MS. LOE: The motion carries. Recommendation for approval will be forwarded to City Council.

MR. STRODTMAN: Thank you, Ms. Loe.