



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2019

Re: Woodsong Subdivision – Final Plat (Case #106-2019)

## Executive Summary

Approval of this request would result in the creation of a 33-lot subdivision known as, "Woodsong Subdivision," located on the north side of St. Charles Road. Approval of the final plat will permit residential development to proceed.

## Discussion

The applicant is seeking approval of a 33-lot (30 single-family and 3 common) final plat of their 13.49-acre property located on the north side of St. Charles Road at Norwich Drive. The plat includes right of way dedications to support several future transportation improvements that include the extension of Ballenger Lane, widening of St. Charles Road, and construction of a roundabout at the intersection of St. Charles Road and the Ballenger Extension.

The plat provides dedications of required half-width for the Ballenger Extension, a future major arterial, as well as St. Charles Road which will serve as the development's primary access. Additionally, the plat depicts the necessary right of way to facilitate the installation of a roundabout at the intersection of these two roadways, at the southeast corner of the subject site.

The lots created by the proposed plat will be prohibited from having direct driveway access to the Ballenger extension right of way, St. Charles Road, and Sugarberry Drive near the intersection with St. Charles.

As noted, the primary development access will be from St. Charles Road which will terminate in a temporary turnaround in the development's northwest corner. The turnaround has been designed in such a manner that when the property to the north of the subject site develops the public street may be extended northward.

The site is served by all City utilities; however, water and sewer extensions are required in order to reach the newly-created lots. All necessary easements are dedicated by the final plat.

A copy of the locator maps and the final plat are attached for review.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

## Vision & Strategic 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: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
3/18/2019	Approved: Woodsong Preliminary Plat (Res. R38-19)
6/6/2017	Approved: Coliseum Preliminary Plat (Res. R82-17)

## Suggested Council Action

Approve the final plat of "Woodsong Subdivision."