



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 19, 2016

Re: Somerset Village Plat No. 4 (Case #16-20)

Executive Summary

Approval of this request will result in the creation of a 23-lot final major plat to be known as "Somerset Village, Plat No. 4". The 11.46-acre subject parcel is located west of Battle Avenue, between St. Charles Road and Spartan Drive.

Discussion

The applicant, A Civil Group, is requesting, on behalf of St. Charles Road Development (owner), approval of a 23-lot final plat for a subdivision to be known as "Somerset Village, Plat No. 4". The plat represents the second phase of development, included in the approved preliminary plat for Somerset Village.

The development parcel lies approximately 650 feet north of St. Charles Road, and 575 feet west of Battle Avenue, along the newly-created Armstrong Drive. The plat dedicates all necessary internal roadways and required easements to serve the properties with utilities.

Staff finds that the plat substantially conforms to the approved preliminary plat, and meets all technical zoning and subdivision requirements.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure installation will be at the expense of the applicant.

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: Transportation, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

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: 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

Approval of the final plat for “Somerset Village, Plat No. 4”.