

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 18, 2016**

SUMMARY

A request by Brush & Associates (agent) on behalf of SBSR II Properties, LLC (owner) for approval of a 47-lot preliminary plat of R-1 (One-Family Residential District) zoned property to be known as "The Coliseum Subdivision." The 13.49-acre subject site is located at 4515 St. Charles Road.

DISCUSSION

The applicant is seeking approval of a 43-lot preliminary plat on approximately 13.49 acres of property located at 4515 St. Charles Road. The site includes the future location of an extension of Ballenger Lane that is included on the CATSO major roadway plan as a future major arterial. Upon development of the site, Ballenger Lane would be constructed on site, and provide connectivity to internal lots. However, individual lot access to Ballenger would be restricted due to its classification as a major arterial. A single right-in/right-out access street may be permitted to connect to the Ballenger extension, therefore; St. Charles Road will act as the primary access for the development.

St Charles Road is currently an unimproved major collector roadway, and thus requires an additional right-of-way dedication. This dedication shall be a requirement of the final plat approval. Additionally, Ballenger Lane, as a proposed major arterial roadway, will require a dedication of 55 feet, for a half-width of right-of-way. The proposed preliminary plat depicts the additional St. Charles Road and Ballenger Lane rights-of-way, as well as the appropriate 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 proposed preliminary plat has been reviewed by staff and is found to be compliant with all subdivisions regulations.

RECOMMENDATION

Approval of the preliminary plat for "The Coliseum Subdivision."

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat

SITE CHARACTERISTICS

Area (acres)	13.49 acres
Topography	Generally sloping towards creek near NE corner of the site
Vegetation/Landscaping	Majority tree covered, some cleared land near the existing home.
Watershed/Drainage	Perche Creek
Existing structures	Single-Family Home

HISTORY

Annexation date	1969
Zoning District	R-1 (Single-family Residential)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Surveyed tract

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Columbia Fire Department
Electric	City of Columbia

ACCESS

St. Charles Road	
Location	Along south side of site.
Major Roadway Plan	Major Collector (currently unimproved)
CIP projects	No capital improvements planned.
Sidewalk	5-foot sidewalk required upon platting

PARKS & RECREATION

Neighborhood Parks	No parks located within a ½ mile of majority of property
Trails Plan	N/A
Bicycle/Pedestrian Plan	St. Charles Road is Red Route

Report prepared by Rusty Palmer

Approved by Patrick Zenner