



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: The Coliseum Subdivision - Preliminary Plat (Case #17-61)

Executive Summary

Approval of this request will result in the creation of a 43-lot residential subdivision to be known as "The Coliseum."

Discussion

The proposal is to subdivide 13.49 acres of land located on the north side of St. Charles Road (addressed 4515 St. Charles Road) into 42 single-family residential lots and one common lot. The site includes the future extension of Ballenger Lane, an arterial, as shown on the CATSO major roadway plan. Upon development of the site, Ballenger would be constructed to provide connectivity to internal lots; however, due to its arterial status access to individual lots from it would be restricted. A single right-in/right-out access street may be permitted to connect to the Ballenger extension, therefore; making St. Charles Road the primary access for the development.

St Charles Road is currently an unimproved major collector roadway, and requires an additional right-of-way dedication. The dedication is shown on the plat and will be obtained once a final plat is submitted. Additionally, the half-width (55-feet) right of way for Ballenger Lane is shown the plat and will be obtained once the final plat is submitted. Finally, the plat shows 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 plat has been reviewed by internal and external agencies and found to be compliant with the zoning and subdivision regulations. Prior to the sale of lots within the development, construction plans for public infrastructure and a final plat will need to be submitted for review and approval.

At the May 18, 2017, Planning Commission meeting the applicant's engineer, and a member of the public spoke regarding the requested preliminary plat. A neighboring homeowner expressed concerns about the widening of St. Charles Road and the potential acquisition of additional right-of-way from her property on the south side of the roadway.

Staff determined that the property to which the owner was referring (209 Norwich Drive) had already dedicated the necessary right-of-way for St. Charles Road and would not be responsible for any further dedication. Staff also determined that the St. Charles expansion would likely be on the 5-10 year CIP plan, as upgrades to the intersection of Keene and St. Charles is scheduled for 2020-21.



After receiving public input the Commission voted unanimously to approve (8-0) the 43-lot preliminary plat.

A copy of the staff report, locator maps, preliminary plat, and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the proposed preliminary plat.