



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Spartan Pointe – Final Plat (Case # 11-2023)

Executive Summary

Approval of this request would result in the creation of a 3-lot final plat to be known as “Spartan Pointe” on approximately 17.30 acres that is consistent with the “Spartan Pointe” preliminary plat approved by City Council on September 6, 2022. The subject acreage is located northeast of St. Charles Road and Battle Avenue.

Discussion

Engineering Survey & Services (agent), on behalf of Somerset Village Development, LLC and Spartan Pointe, L.P. (owners), seeks approval of a 3-lot final plat to be known as “Spartan Pointe”. The plat is consistent with the approved PD Plan for Lot 2 and preliminary plat for the subject site. The PD-zoned property is generally located northeast of St. Charles Road and Battle Avenue.

The unimproved site was previously platted by Boone County in 2012 as Lot 102 of Somerset Village Plat 1 prior to its subsequent annexation, permanent zoning, and preliminary platting in March 2015. The 17.3-acre site is split zoned O-P (Planned Office, now PD) and C-P (Planned Commercial, now PD). Most recently, a preliminary plat for the subject acreage was approved on September 6, 2022 and a Planned Development Plan for multi-family housing on Lot 2 was approved on September 20, 2022.

The plat shows the required dedication of utility easements. The subject lots will take access from Battle Avenue via two shared access drives. Battle Avenue is a Minor Arterial on the CATSO Major Roadway Plan and requires up to 100' of right-of-way which was dedicated via the previously approved County plat. Sufficient right-of-way was also previously dedicated for adjacent St. Charles Road and Spartan Drive, a Major Collector and Local street respectively. Additional right-of-way is being dedicated at the intersection of St. Charles Road and Battle Avenue and the intersection of Battle Avenue and Spartan Drive to accommodate corner truncations.

The plat has been reviewed by all internal and external stakeholders, is in conformance with the approved preliminary plat and PD Plan, and is fully compliant with the requirements of the UDC for subdivisions.

Locator maps, final plat, approved preliminary plat and approved PD Plan are attached.



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 for sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
9/20/22	Approved PD Plan known as "Lot 2 – Spartan Pointe" (Ord. 025136)
9/6/22	Approved preliminary plat known as "Spartan Pointe" (R127-22)
3/2/15	Approved annexation and assignment of permanent zoning of R-1, O-P, and C-P (Ord. 22373)
2/5/15	Approved preliminary plat for Somerset Village. (R42-15)

Suggested Council Action

Approve the "Spartan Pointe" final plat.