



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2016

Re: Somerset Village - Preliminary Plat No. 2 (Case #16-32)

## Executive Summary

Approval of this request will revise the previously approved preliminary plat for Somerset Village by removing 52 proposed single-family lots and replacing them with 2 new lots that will become part of the Lake of the Woods Golf Course. The revised 225-lot preliminary plat, to be now known as "Somerset Village, Preliminary Plat No. 2" contains 128-acres and is located on either side of Battle Avenue north of St. Charles Road.

## Discussion

The applicant, A Civil Group, is requesting, on behalf of St. Charles Road Development (owner), approval of a 225-lot revised preliminary plat for the Somerset Village development.

The revision removes 52 proposed single-family lots at the western end of the property. The revised plat proposes to replace these lots with two new lots, totaling 15.88 acres. The newly-created lots are intended to be sold to the City of Columbia Parks and Recreation Department for use in conjunction with the existing Lake of the Woods Golf Course. The subject parcel is adjacent to the golf course at the parcel's southern boundary, and its intended use is as a driving range.

At its January 21, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve the proposed revisions to the preliminary plat. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report (including locator maps and plat) and meeting excerpts are attached for review.

## Fiscal Impact

**Short-Term Impact:** Limited short-term impact. All infrastructure installation will be at the expense of the applicant, and the revised lots for expansion of the golf course will not require infrastructure extension.

**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: Parks, Recreation & Greenways, 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: Not Applicable, 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

Approve the revised preliminary plat as recommended by the Planning and Zoning Commission.