



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 18, 2019

Re: Woodsong Subdivision - Preliminary Plat (Case #32-2019)

Executive Summary

Approval of this request would result in the creation of a 33-lot subdivision known as, "Woodsong Subdivision Preliminary Plat."

Discussion

The applicant is seeking approval of a 33-lot (30 single-family and three common lots) preliminary plat of their 13.49-acre property located on the north side of St. Charles Road at Norwich Drive. The revised plat will replace a 43-lot preliminary plat of the same acreage, approved in June 2107, known as "The Coliseum". A final plat for the Coliseum was submitted in early 2018; however, due to not having a secondary vehicular access and then being subsequently revised to no longer substantially comply with the original preliminary plat this revision became necessary.

The new preliminary plat includes a portion of the future location of the Ballenger Lane extension which will be located along the western edge of the subject development. The extension is shown as a major arterial on the CATSO major roadway plan. The plat depicts the half-width right of way for this future extension as well as that required for St. Charles Road which will serve as the development's primary access. Additionally, the plat depicts the necessary 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. All shown rights of way will be dedicated upon final platting of the property.

Construction of the Ballenger extension may provide connectivity to proposed internal lots via a single right-in/right-out access street (not shown on the plat); however, as an arterial roadway the Unified Development Code restricts proposed lots from being granted direct driveway access to the roadway. As noted, the primary development access will be from St. Charles Road and a compliant temporary hammerhead turnaround is provided near the northwest corner of the property. The hammerhead is designed such that when the property to the north develops the public street may be extended northward.

The site is served by all City utilities; however, water and sewer extensions are required in order to reach the newly-created lots. All necessary easements are depicted on the preliminary plat and will be dedicated upon final platting of the property.

The Planning and Zoning Commission considered this case at their February 7, 2019 meeting. Staff provided its report and the applicant gave an overview of the request. After limited



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discussion, the Commission voted 9-0 in favor of the preliminary plat, pursuant to minor technical corrections. These corrections included drawing errors and obscured labels.

A copy of the Planning and Zoning Commission 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.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

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
6/6/2017	Approved: Coliseum Preliminary Plat (Res. R82-17)

Suggested Council Action

Approve the "Woodsong Subdivision Preliminary Plat."