



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 6, 2017

Re: The Park at Somerset Village Plat 2 - Final Plat (Case #17-191)

Executive Summary

Approval of this request will result in creation of a 15-lot final plat to be known as "The Park at Somerset Village Plat 2."

Discussion

The applicant, A Civil Group (agent), on behalf of Somerset Village Development, LLC (owner), is seeking approval of a 15-lot final plat on R-1 zoned (One-Family Residential District) land, to be known as "The Park at Somerset Village Plat 2." The 4.06-acre subject site is located along the west side of Lawton Drive, northwest of the intersection of Battle Avenue and St Charles Road.

All 15 lots are intended for development with single-family detached homes. Beginning just north of Spartan Drive, the plat dedicates right-of-way for the east end of Parmenter Drive, Elmaro Drive, and St. Ambrose Drive, each extending from the western edge of Lawton Drive to the rear of the proposed lots. Each right-of-way is 50 feet in width, which conforms to the local residential street standards.

The proposed final plat is in substantial conformance with the approved Somerset Village Preliminary Plat No. 2, which was approved by Council on February 16, 2016 (R19-16). The plat has been reviewed by staff and found to meet the requirements of former Chapter 25 of the City Code.

Locator maps, final plat and a copy of the approved preliminary plat are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All required infrastructure improvements will be at the expense of the developer.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Vision & Strategic 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
2/16/2016	Approved "Preliminary Plat of Somerset Village." (Res. 19-16)

Suggested Council Action

Approve the final plat of "The Park at Somerset Village Plat 2."