



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 6, 2017

Re: Somerset Village Plat 5 - Final Plat (Case #17-189)

Executive Summary

Approval of this request will result in creation of a 23-lot final plat to be known as "Somerset Village Plat 5."

Discussion

The applicant, A Civil Group (agent), on behalf of Somerset Village Development, LLC (owner), is seeking approval of a 23-lot final plat on R-1 zoned (One-Family Residential District) land, to be known as "Somerset Village Plat 5." The 10.22-acre subject site is located at the western terminus of Armstrong Drive, northwest of the intersection of Battle Avenue and St Charles Road.

The plat includes 22 single-family development lots and 1 common lot (C500), which is intended to accommodate the required tree preservation and stormwater BMPs. A sidewalk extension will also cross Lot C500 to connect the development to the future driving range location for Lake of the Woods Golf Course. This pedestrian connection is a condition of the sale of the adjacent tract of land to the City for golf course use. The plat dedicates the right-of-way for Brengman Drive and extensions of both Bayfield Drive and Armstrong Drive. 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 all 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 "Somerset Village Plat 5."