

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 21, 2016**

SUMMARY

A request by A Civil Group (agent) on behalf of St. Charles Road Development, LLC. (owners) for approval of a revised preliminary plat to be known as “Somerset Village Plat No. 2”. The 225-lot plat will replace the original preliminary plat of Somerset Village which was approved on March 2, 2015. The approximate 128-acre parcel is located north of St. Charles Road and west of Battle Avenue. (Case # 16-32)

DISCUSSION

The applicant is requesting approval of a revised preliminary plat for their property at the north side of the intersection of St. Charles Road and Battle Avenue. The 128-acre site is currently zoned R-1, C-P and O-P, and unimproved. The revision removes 52 single-family lots at the western end of the property, as originally proposed. The revised plat will replace these lots with two new lots, totaling 15.88 acres. These lots are intended for use by the City of Columbia’s Parks and Recreation Department as an extension of their Lake of the Woods Golf Course. Lot 301 will function as a driving range, and Lot 302 has been called out as a potential road right-of-way for future connections to the North and West of the site.

Staff notes that the newly proposed lots 301 and 302 will not have access to roadway frontage, or to the required utilities. The City has worked with the developer to create a lot to be purchased by the City Parks and Recreation Department where such connections would not be a necessity. The City would agree to waive these requirements pursuant to a purchase agreement between St. Charles Road Development and the City of Columbia Parks and Recreation Department for Lots 301 and 302.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

RECOMMENDATION

Approval of the preliminary plat for “Somerset Village – Preliminary Plat No. 2” with a waiver of roadway and utility access requirements for Lots 301 and 302, pursuant to a purchase agreement between St. Charles Road Development, LLC and the City of Columbia Parks and Recreation Department for the aforementioned lots.

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- “Somerset Village Preliminary Plat No. 2”

HISTORY

| | |
|--|---|
| Annexation date | 2015 |
| Zoning District | Primarily R-1 (One-Family Residential District), C-P (Planned Commercial District) nearest intersection of Battle Avenue and St. Charles Road, and O-P (Planned Office District) along Battle Ave to Spartan Drive. |
| Land Use Plan designation | Neighborhood District |
| Previous Subdivision/Legal Lot Status | Somerset Village Preliminary Plat No.1 (March, 2015) |

SITE CHARACTERISTICS

| | |
|-------------------------------|---|
| Area (acres) | 128 acres |
| Topography | Slopes generally from north to south, but highly variable |
| Vegetation/Landscaping | Predominately farmland |
| Watershed/Drainage | Perche Creek (Primary) Hinkson Creek (Secondary) |
| Existing structures | None |

UTILITIES & SERVICES

| | |
|------------------------|-----------------------------------|
| Sanitary Sewer | City of Columbia |
| Water | PWSD #9 |
| Fire Protection | Columbia Fire Protection District |
| Electric | Boone Electric Cooperative |

ACCESS

| St. Charles Road | |
|---------------------------|---------------------------|
| Location | Southern edge of property |
| Major Roadway Plan | Minor Arterial |
| CIP projects | N/A |

| Battle Avenue | |
|---------------------------|-------------------------------------|
| Location | At or near Eastern edge of property |
| Major Roadway Plan | Proposed Minor Arterial |
| CIP projects | N/A |

PARKS & RECREATION

| | |
|--------------------------------|--|
| Neighborhood Parks | Western-most lot to be sold to City of Columbia Parks and Recreation, Lake of the Woods Golf Course adjacent |
| Trails Plan | Proposed primary trail planned along St. Charles Road, Tertiary Trail planned through site north of Battle High School |
| Bicycle/Pedestrian Plan | N/A |

Report prepared by Russell Palmer Approved by Patrick Zenner