

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 7, 2018**

SUMMARY

A request by Brush & Associates (agent), on behalf of SBSR II Properties, LLC (owner), for approval of a 33-lot revised preliminary plat to be known as "Woodsong Subdivision Preliminary Plat". The revised preliminary plat will replace the previously approved 43-lot preliminary plat known as "The Coliseum". The subject 13.49-acre tract is located at 4515 St. Charles Road. **(Case # 32-2019)**

DISCUSSION

The applicant is seeking approval of a revised 33-lot (30 single-family and 3 common) preliminary plat of their 13.49-acre property located on the north side of St. Charles Road at Norwich Drive which will replace the existing "Coliseum" preliminary plat that was approved in June, 2017, and included a total of 43 lots. In early 2018, the applicant submitted a 43-lot final plat for the "Coliseum" for approval; however, due to the lack of a second vehicular access the plat could not be approved. In an attempt to gain approval, the applicant reduced the number of proposed lots to 32 (30 single-family and 2 common) for the entire project acreage. Following review of the revised final plat it was determined that the plat was a substantial deviation from the originally approved preliminary. As such, pursuant to Section 29-5.2(c)(3)(iii) of the UDC a new preliminary plat must be approved before a revised final plat can be approved.

The site includes the future location of a portion of the Ballenger Lane extension as shown on the CATSO major roadway plan as a future major arterial. Ballenger Lane is to be constructed along the western edge of the site in the future and could provide connectivity to internal lots. However, individual lot access to Ballenger would be restricted due to its classification as a major arterial. A single right-in/right-out access street may be permitted to connect to the Ballenger extension, however no such connection is depicted on the proposed plat. St. Charles Road will act as the primary access for the development and a temporary hammerhead turnaround is provided near the northwest corner of the property to assist in emergency access and general vehicular circulation until the adjacent property to the north is developed. 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 by the final plat.

St Charles Road is currently an unimproved major collector roadway and requires dedication of additional right-of-way which shall be a requirement of the final plat approval. Additionally, the 55-feet of half-width right of way for the future extension of Ballenger Lane will be required to be dedicated upon final platting. The proposed preliminary plat depicts the additional St. Charles Road and Ballenger Lane rights-of-way, as well as the appropriate 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.

The proposed preliminary plat has been reviewed by staff and is found to be compliant with all subdivision regulations except for minor technical corrections that will be addressed prior to the plat being presented to Council for approval.

RECOMMENDATION

Approval of the revised preliminary plat to be known as "Woodsong Preliminary Plat," subject to addressing minor technical corrections prior to forwarding the plat to Council for final approval.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Preliminary plat

SITE CHARACTERISTICS

Area (acres)	13.49 acres
Topography	Generally sloping towards creek near NE corner of the site
Vegetation/Landscaping	Majority tree covered, some cleared land near the existing home.
Watershed/Drainage	Perche Creek
Existing structures	Single-Family Home

HISTORY

Annexation date	1969
Zoning District	R-1 (Single-family Residential)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Surveyed tract

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Columbia Fire Department
Electric	City of Columbia

ACCESS

St. Charles Road	
Location	Along south side of site.
Major Roadway Plan	Major Collector (currently unimproved)
CIP projects	No capital improvements planned.
Sidewalk	5-foot sidewalk required upon platting

PARKS & RECREATION

Neighborhood Parks	No parks located within a ½ mile of majority of property
Trails Plan	N/A
Bicycle/Pedestrian Plan	St. Charles Road is Red Route

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on December 18, 2018. 21 postcards were sent.

Public information meeting recap	Number of attendees: 2 Comments/concerns: None received
Notified neighborhood association(s)	Eastland Hills Neighborhood Association
Correspondence received	None to date.

Report prepared by Rusty Palmer

Approved by Patrick Zenner