



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2022

Re: Spartan Pointe - Preliminary Plat (Case #164-2022)

Executive Summary

Approval of this request would result in the creation of a 3-lot preliminary plat containing 17.3 acres to be known as "Spartan Pointe" on property located northeast of Battle Avenue and St. Charles Road, west of Battle High School.

Discussion

Engineering Survey and Services (agent), on behalf of Somerset Village Development, LLC (owner), is seeking approval of a revised preliminary plat of Lots 303 and 305 of Somerset Village, approved March 2015 (R42-15), to be known as *Spartan Pointe*. The unimproved site was previously platted by Boone County in 2012 as Lot 102 of Somerset Village Plat 1 prior to its subsequent annexation, permanent zoning, and preliminary platting in March 2015. The 17.3-acre site is split zoned O-P (Planned Office, now PD) and C-P (Planned Commercial, now PD) and is located northeast of Battle Avenue and St. Charles Road, west of Battle High School.

The proposed preliminary plat would consolidate Lots 303 and 305 (formerly Lot 102 of Somerset Village, Plat 1) into a single lot and re-divided the acreage into three parcels. Given the site's zoning of planned development, further improvement of the individual lots will be subject to the PD Plan review and approval procedures outline in Section 29-6.4(n)(2)(ii) of the UDC. A concurrent case seeking approval of a PD Plan on Lot 2 of the proposed preliminary plat is being introduced on Council's September 6, 2022 agenda.

The subject lots will take access from Battle Avenue via two shared access drives. Battle Avenue is a Minor Arterial on the CATSO Major Roadway Plan and requires up to 100' right-of-way which was dedicated via the previously approved County plat. Sufficient right-of-way was also previously dedicated for adjacent St. Charles Road and Spartan Drive, a Major Collector and Local street respectively. An additional 0.07-acres of right-of-way is being dedicated at the intersection of St. Charles Road and Battle Avenue to accommodate the corner truncation.

Sidewalk is existing along Battle Avenue and Spartan Drive. An 8' pedway would be required to be installed along the St. Charles Road frontage when Lot 1 is developed at a future date.

The site has several utility easements in place along all street frontages ranging from 20'-25' in width. An additional 16' wide sanitary sewer easement is being dedicated across Lot 1 and the rear of Lots 2 and 3 to facilitate extending City sewer service to the subdivided property. Water is provided via Public Water Supply District #9 and electric is provided by Boone Electric Cooperative.



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The Planning and Zoning Commission considered this request at their June 23, 2022 meeting in connection with the proposed PD Plan for Lot #2 of the development. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public hearing; however, comments relating to this matter were offered during the "Public Comment" section of the Commission meeting. These comments are attached in addition to the standard Commission transcript for this matter. The Commissioners requested clarity on the tree preservation area, detention area, and affordable housing discussion. Following additional discussion, a motion to approve the PD plan and the revision preliminary plat, subject to minor technical corrections passed (7-0).

The Planning Commission staff report, locator maps, statement of intent (3/2/2015), preliminary plat, public correspondence and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer and would be subject to payment of all applicable connection fees for city services.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
3/2/15	Approved annexation and assignment of permanent zoning of R-1, O-P, and C-P (Ord. 22373)
3/2/02	Approved preliminary plat for Somerset Village. (R42-15)

Suggested Council Action

Approve the *Spartan Pointe preliminary plat*, as recommended by the Planning & Zoning Commission.