



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2022

Re: Lot 2 Spartan Pointe – PD Plan (Case #164-2022)

Executive Summary

Approval of this request would result in a new multi-family residential PD Plan to be known as “*Lot 2 – Spartan Pointe PD Plan*” 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 PD development plan for a multi-family development on property zoned PD (Planned Development) to be known as “*Lot 2 – Spartan Pointe*”. No revisions to the existing 2015 Statement of Intent (SOI) applicable to the site are proposed. The 3.93-acre property is located mid-block on the eastern frontage of Battle Avenue, between Spartan Drive and St. Charles Road. Concurrently on the Council’s September 6 agenda, under separate cover, is a request seeking approval of a revised 3-lot preliminary plat that would include the subject PD Plan. The PD Plan would authorize improvements on Lot 2 of the revised preliminary plat.

The PD Plan includes two 3-story multi-family structures, a community building, and associated parking. No design exceptions have been requested for this site. The proposed residential structures comply with all of the design parameters set forth in the 2015 SOI (attached). A full analysis of the PD Plan is provided in the attached staff report.

The Planning and Zoning Commission considered this request at their June 23, 2022 meeting concurrently with the proposed revision to the preliminary plat. 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 standards 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 revised preliminary plan, subject to minor technical corrections, passed (7-0).

The Planning Commission staff report, locator maps, PD plan, 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.

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: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, 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)
3/2/15	Approved preliminary plat of Somerset Village. (R42-15)

Suggested Council Action

Approve the *Lot 2 – Spartan Pointe PD Plan*, as recommended by the Planning & Zoning Commission.