

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 23, 2022**

SUMMARY

A request by Engineering Survey and Services (agent), on behalf of Somerset Village Development, LLC (owner), for approval of a development plan and preliminary plat. The preliminary plat proposes three lots. The PD Plan, located on lot 2, proposes two 3-story multi-family structures, a community building, and associated parking. The 17.3-acre site is zoned Planned Development and is located northeast of the intersection of Battle Avenue and St. Charles Road. **(Case #164-2022)**

DISCUSSION

The applicant is requesting approval of a 3-lot preliminary plat and a development plan associated with one of the proposed lots. At this time no development is proposed for the remaining two lots; however, when proposed such development would constitute major amendments to the planned district and require approval of additional site plans. The site has an existing statement of intent for which no changes are proposed.

The site includes tracts 3 and 5 of Somerset Village which were annexed into the City in 2015 and assigned O-P (Planned Office) and C-P (Planned Commercial) zoning, respectively, as a result of an annexation agreement associated with the development of the adjacent Battle High School. Proposed Tract 3 (Lots 2 and 3 of the preliminary plat) was zoned O-P allowing the Tract to be developed with professional offices or residential units, including single-family dwellings or multi-family apartments. Tract 5 (Lot 1 of the subdivision plat) was zoned C-P allowing the Tract to be developed with commercial uses most closely aligned with the City's current M-N (Mixed-use Neighborhood) zoning so as to limit the scale of commercial development to serve the needs of the adjacent neighborhoods.

Preliminary Plat

The subject site is split between eastern and western halves by a central stream. This stream corridor is wooded overlaid with a Type III stream buffer. The site contains 2.3-acres of climax forest of which greater than 75% is proposed to be preserved via tree preservation easements. Property located west of the stream is flat with grassland vegetation and the area east of the stream contains minimal grade with some additional wooded species.

Lot 3 contains 3.77-acres located along the northwest corner of the property, west of the stream. Lot 2 contains 3.93-acres located along the central, western portion of the property. Lot 1 contains the remainder of the site including the southwest corner and portion east of the stream.

These lots will take access from Battle Avenue via two shared access drives. This street is a Minor Arterial on the CATSO Major Roadway Plan and requires up to 100' right-of-way which was dedicated via a previous 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.

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.

Sidewalk is existing along Battle Avenue and Spartan Drive.

PD Plan

The existing Statement of Intent (SOI) allowed apartments on Tract 3, what is now proposed as Lot 2 and 3, subject to a maximum density of 18 dwelling units per acre, not to exceed 138 total units, and that apartment buildings be limited to no more than 24 units per building. Maximum building height was also restricted to 45' which is 10' greater than the current multi-family development standards. The SOI also set forth conditions for access locations.

The PD plan for Lot 2 proposes a density of less than 13 units per acre with a total of 48 dwelling units distributed between two 24-unit buildings that do not exceed 39' in height. The PD plan also proposes a community building, playground facilities, and an associated parking lot. The structures comply with the site's required 50' setback from Battle Avenue. The proposed structures, associated site improvements, and two shared access drives conform to all requirements of the SOI for which no changes are proposed.

The multi-family structures conform to the UDC's relevant use-specific standards at this time and will be further reviewed for articulation and other design elements at the time of building permitting. The proposal includes a mix of bedroom types including two, three, and four-bedroom dwellings.

Access to this site's parking comes from Battle Avenue via two shared access drives along the northern and southern lot lines. The applicant is providing parking in conformance with the UDC's requirements for the assorted bedroom mix including replacing twelve parking stalls with bicycle accommodations. Additionally, the applicant has elected to plant additional trees as part of interior landscaping which allows additional parking spaces to be reduced per Section 29-4.4(f)(4).

Approximately 1.48-acres of the site is being landscaped in conformance with the UDC and existing requirements of the SOI. Fifteen street trees are provided which exceeds the required twelve based on 466' of linear street frontage. No climax forest or significant trees are located on this lot outside of the stream buffer.

Conclusion

Relevant internal staff and external agencies have reviewed the proposed preliminary plat and PD plan and find that, with the exception minor corrections to the PD Plan, both meet the technical requirements of the existing PD district and the UDC.

RECOMMENDATION

Approval of the preliminary plat and PD Plan, subject to technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan
- Preliminary Plat
- O-P Statement of Intent
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	17.1
Topography	Flat west of stream, minor slope east of stream
Vegetation/Landscaping	Trees along stream corridor and eastern portion of property
Watershed/Drainage	Grindstone Creek Watershed
Existing structures	None

HISTORY

Annexation date	2015
Zoning District	PD (Planned Development)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Somerset Village Plat 1, Lot 102

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	BCFD/City of Columbia
Electric	Boone Electric

ACCESS

Battle Avenue	
Location	West
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	Existing

St. Charles Road	
Location	South
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	None; Required to be constructed when Lot 1 develops

Spartan Drive	
Location	South
Major Roadway Plan	None; local street
CIP projects	None
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Lake of the Woods Recreation Area, 650' west; Battle Avenue Park, 650' North
Trails Plan	Proposed N Fork Grindstone (Primary) Trail, south near St. Charles Road; Proposed Hominy Creek (Tertiary) Trail, 1 mile north
Bicycle/Pedestrian Plan	St. Charles Road is a key roadway to bike/ped connectivity. The site's frontage currently has a gap in the 8' pedway

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on May 16, 2022. 12 postcards were distributed.

Public Notification Responses	Three phone inquiries
Notified neighborhood association(s)	None
Correspondence received	One letter of opposition - attached

Report prepared by Brad Kelley

Approved by Patrick Zenner