

Jefferson City
Planning & Zoning Commission
Special Meeting

August 25, 2016

Case No. P16010
Jim Lage
1050 S. Country Club Drive

Preliminary & Final Subdivision Plat
Turtle Creek Subdivision

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
August 25, 2016

Case No. P16010 – 1050 South Country Club Drive, Preliminary and Final Subdivision Plat of Turtle Creek Subdivision. Request filed by Lage LLC, property owner, for the following:

1. Preliminary Subdivision Plat of 34.55 acres consisting of ~~84~~ **79** lots.
2. Final Subdivision Plat of ~~13.64~~ **18.53** acres consisting of 34 ~~34~~ **39** lots.

The property is zoned RS-2 Single Family Residential and is located on the west side of South Country Club Drive 350 feet north of Old Lohman Road and is described as part of the Southwest Quarter of Section 8 and part of the Northwest Quarter of Section 17, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Description of Proposal

This proposal is for the approval of a Preliminary Plat for Turtle Creek Subdivision (consisting of 34.55 acres) and approval of a Final Subdivision Plat (consisting of 18.53 acres). The property is zoned RS-2 and is intended to be developed as a single family residential subdivision in three phases with access off of South Country Club Drive. The first phase would consist of 39 lots.

Preliminary Plat

The Preliminary Subdivision Plat details the street layout and lot layout of the proposed Turtle Creek Subdivision.

Acreage: The total size of the subdivision is 34.55 acres.

Number of Lots: 79 lots are shown on the preliminary plat.

Lot Sizes: 23 of the lots are shown with a lot size of 10,000 sf, which is the minimum lot size of the RS-2 district. The largest lot is shown as 89,703 sf. All lots meet minimum width (80') and area (10,000 sq. ft.) requirements of the RS-2 district. All corner lots exceed the required 12,000 sf size.

Streets: The Preliminary Plat shows four streets ending with cul-de-sac bulbs. Right-of-way extensions to the property line are shown on three of the streets, which would allow for future connectivity to neighboring property. Street names are identified on the plat and do not conflict with current street names in the Jefferson City urban area. Parking is designated on one side of each street.

Sidewalks: Sidewalks are required on one side of all streets. Sidewalks are shown on the north side of Tanman Court and the east side of the three other streets.

Utilities: All lots are shown with access to water lines, sanitary sewer lines, underground electric lines, and telephone lines, and gas. Fire Hydrants are required to meet the minimum spacing of 600 feet and Street Lights are required to meet the minimum spacing of 250 feet. Fire hydrants and street lights are shown on the plat, one additional street light at the end of Ronan Court is necessary.

Mail Service: Cluster boxes are shown at various locations within the subdivision.

Notable Lots: Lots 6 and 7 are notable due to encumbrances by easements. A sewer line with 15' wide easement traverses the lots and the rear 60' of the lots is subject to a stream setback. The buildable area, outside easements and setback areas, is small compared to the other lots in the subdivision and of an odd shape.

Lots 31 and 32 are flag lots, and meet the required 35 feet of width for the flagpole portion of the lot.

Final Plat

The final plat outlines the lot layout of Section One of the subdivision. Section one would consist of 39 lots and involve the construction of two streets.

Staff Recommendation

The Preliminary and Final Subdivision Plats meet the requirements for subdivision plats as outlined within the Subdivision Code. The street network provides for future connectivity options to neighboring properties. Staff recommend approval of the plat documents subject to correction of minor technical details identified by city staff.

Form of Motion

1. Approval of the Preliminary Subdivision Plat of Turtle Creek Subdivision subject to comments and technical corrections of the Planning and Engineering Divisions.
2. Approval of the Final Subdivision Plat of Turtle Creek Subdivision Section One subject to comments and technical corrections of the Planning and Engineering Divisions.

Jefferson City Planning & Zoning Commission Meeting
Engineering Division Staff Report
Thursday, August 25, 2016, 12:15pm

Item 5. – Other New Business

Case No. P16010 – Preliminary Subdivision Plat, Turtle Creek Subdivision and Final Subdivision Plat, Turtle Creek Subdivision Section One, 1050 South Country Club Drive (RS-2)

ENGINEERING STAFF RECOMMENDATION-

Recommend approval, subject to items **highlighted** being addressed prior to the plat being considered by the City Council, including any **technical corrections listed** being addressed on revised versions of the preliminary and final plats, prior to City Council Consideration.

Resubmittal of infrastructure plans, addressing items **highlighted** will also be needed.

Existing Infrastructure Summary

- Public infrastructure exists in the vicinity.
- Storm water facilities exist on South Country Club Drive and Old Lohman Road.
- The entire watershed drains to the creek adjacent to this property.
- An existing 12” diameter clay tile trunk line sewer main is located on the property essentially running parallel to the creek.
- South Country Club Drive is an existing curb and guttered arterial roadway, no parking allowed.
- Sidewalks exist along one side of South Country Club Drive and a portion of Old Lohman Road.

Improvements Summary

Roadway

- Tanman Court is planned with a 33' width, 60' r/w which allows parking on one (1) side of the street.

This design is a lane-court, with twenty (20) – fifty (50) units, with an ADT (average daily traffic) of 200-500 vehicles a day.

- A permanent cul-de-sac is planned at the end of Tanman Court. A future roadway connection could be made as designed without removal of the cul-de-sac bulb.
- Jace Dale Court is planned with a 28' width, 50' r/w which allows parking on one (1) side of the street.

This design is a place-court, with twenty (20) or less units, with an ADT (average daily traffic) of 0-200 vehicles a day.

- A permanent cul-de-sac is planned at the end of Jace Dale Court. A future roadway connection could be made as designed without removal of the cul-de-sac bulb.
- Other streets within the subdivision are planned similarly to Jace Dale Court.
- Curb radii at all the intersections are shown as twenty (20) feet minimum in accordance with the Subdivision Code requirements.

Storm Water / Erosion Control

- Storm water detention is not a specific requirement of this project, however storm water quality treatment is required.
- Provisions to address Storm Water Quality are shown proposed as two (2) water quality basins on proposed Lot 8 and proposed Lot 65 of the subdivision. These basins are designed to capture and hold the first 1.37 inches of rain from the subdivision and drop sediment and pollutants from the drainage prior to it entering the creek area. The lots would be transferred to the City for maintenance once infrastructure is completed. **The final design of the basin on Lot 65 should consider some separation of the basin from the existing sewer main (12" diameter clay tile). The basin volume proposed exceeds the required volume, so the footprint could be altered to not be located directly over the sewer main.**
- Drainage swales are shown to collect backyard drainage from homes between the cul-de-sacs. **These swales will need to be designated as private drainageways, but constructed and approved as a part of the acceptance of the subdivision infrastructure. These would be privately maintained by property owners, without encroachment of fences, landscaping etc. Notes will need to be added to the plans/plats as such.**
- An erosion and sediment control plan has been included with infrastructure plans.
- **Please note on the plats/plans that slab homes (without walkout basements) are planned on the lots along the creek.** Homes must be a minimum of four (4) feet above the top of bank of the creek bank. Walkout basements do not look feasible for these lots.
- **A drainage easement will be needed on the southeast corner of proposed lot 9 for the stormwater drainage piping from Jace Dale Court.**

Sanitary Sewer

- The proposed development is to be served by new sanitary sewer mains that will tie to the existing 12" diameter clay tile trunk main for the watershed.
- Sewer main extension will serve many of the proposed lots within the subdivision.

- Many of the lots will need to tie directly to the existing 12” trunk line sewer main with the existing service laterals. Due to the existing main pipe material (clay tile) and City trunk line maintenance requirements, the consultant is proposing to use “Inserta-Tee” type connections for the sewer services for lots along the creek. The Sewer Division of Public Works will be video televising the main prior to and after installation of these sewer taps to insure that the integrity of the main is not compromised by lateral installation.

Public Works requests, similar to our standard of installing wyes during construction of new sewer mains, that the service laterals taps are installed in conjunction with the sanitary sewer infrastructure plans so the integrity of the main can be assured prior to acceptance of any particular section of the subdivision.

Sidewalk

- A five (5) foot sidewalk is being proposed along South Country Club Drive, graded such that a future ten (10) ft. greenway could be added on the northerly side of the street.
- Four (4) ft. wide sidewalk is proposed on one (1) side of all other streets within the subdivision.
- **A sidewalk ramp and sidewalk pad will be needed at each cluster mail box.**

Street Access / Traffic Impact Information and Analysis

- In accordance with the Zoning Code, a specific Traffic Impact Analysis is required for if seventy-five (75) single family lots are being proposed. However, since South Country Club Drive has been improved in recent history and a center turn lane exists along the frontage of this subdivision, no additional offsite geometric roadway improvements will be necessary. Please refer to the following trip generation information provided.
- South Country Club Drive is considered an arterial roadway.
- One (1) driveway access to South Country Club Drive will be allowed for each of the lots fronting South Country Club Drive, provided that a turnaround is incorporated into the driveways for each of these lots. A note on the plat indicates as such.
- **Trip Generation-**

For seventy-nine (79) new single family lots, the ADT for the proposed subdivision during a morning or evening peak hour, approximately seven- nine (79) new vehicle trips would be expected to be generated from the development. The threshold for a Traffic Impact Analysis (TIA) in a new development for peak hour trips is one-hundred (100) trips or greater, per provisions within the Zoning Code.

The adjacent street (South Country Club Drive) can accommodate the total expected addition ADT from this subdivision (approximately 790 total trips per day, once built out).

- **Sight Distance-**

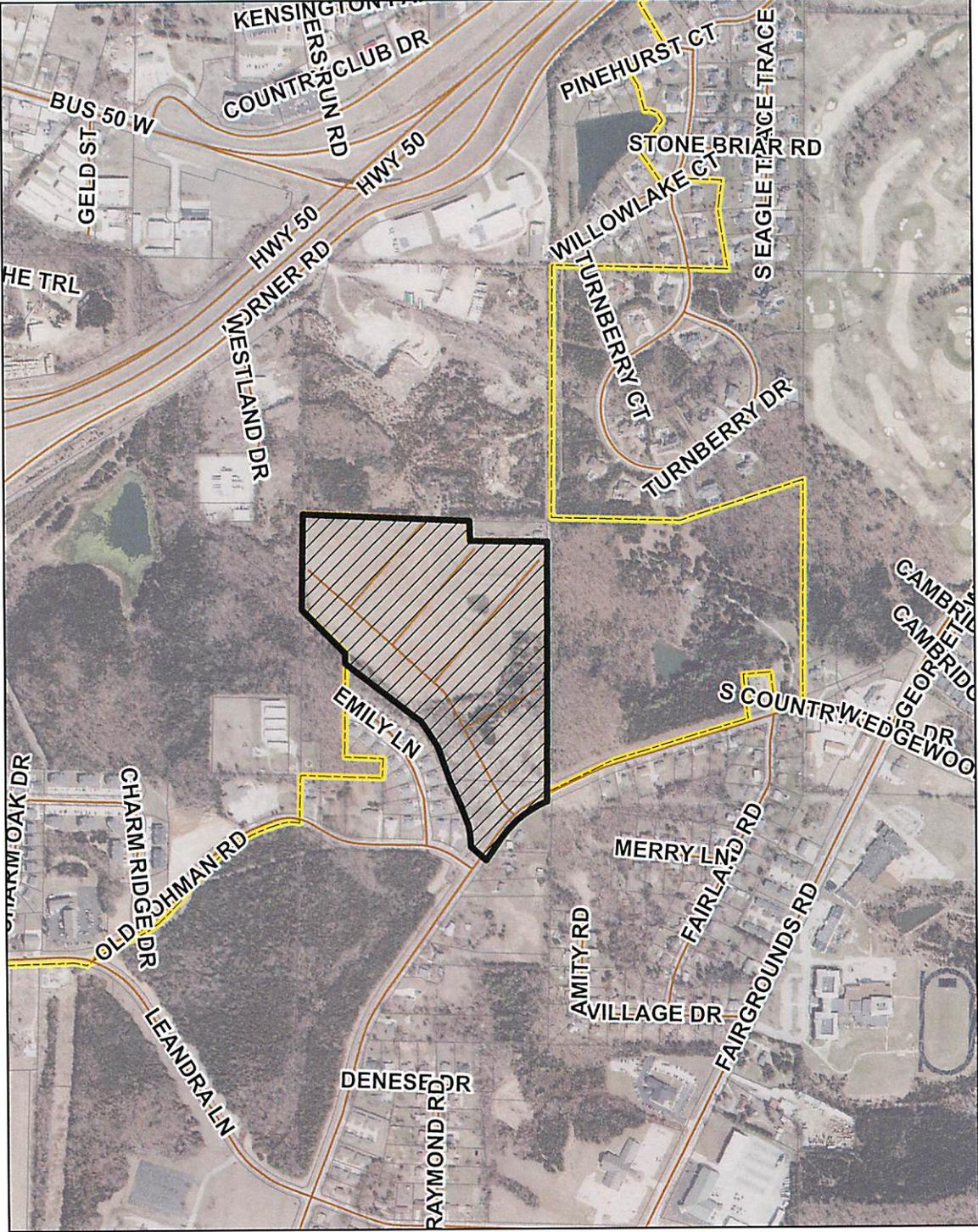
Sight distance at South Country Club Drive appears to be adequate in either direction.
Please quantify these distances on the preliminary and final plat/improvement plans.

Fire Hydrants / Street Lights

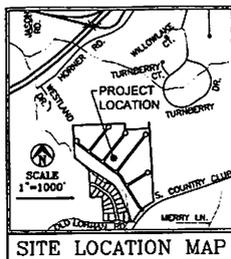
- Facilities proposed within the subdivision are in accordance with City standards.
- **Location of gas service crossings need to be shown on the preliminary plat.**
- **A light pole is needed at the cul-de-sac of Ronan Court.**

City of Jefferson Planning & Zoning Commission

LOCATION MAP



Case No. P16010
1050 S Country Club Dr.
Preliminary and Final Plat
Turtle Creek Subdivision



- ADJACENT PROPERTY OWNERS**
- 1 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 880, PG. 873
 - 2 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 890, PG. 873
 - 3 PETER ALFRED COLGOSCHMIDT TRUSTEE BK. 850, PG. 842
 - 4 PETER ALFRED COLGOSCHMIDT TRUSTEE BK. 847, PG. 815
 - 5 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 821, PG. 837
 - 6 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 821, PG. 837
 - 7 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 817, PG. 860
 - 8 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 817, PG. 860
 - 9 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 806, PG. 305
 - 10 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 803, PG. 256
 - 11 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 503, PG. 433
 - 12 CAPITAL CITY RESIDENTIAL PROPERTIES L.L.C. BK. 600, PG. 873

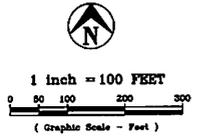
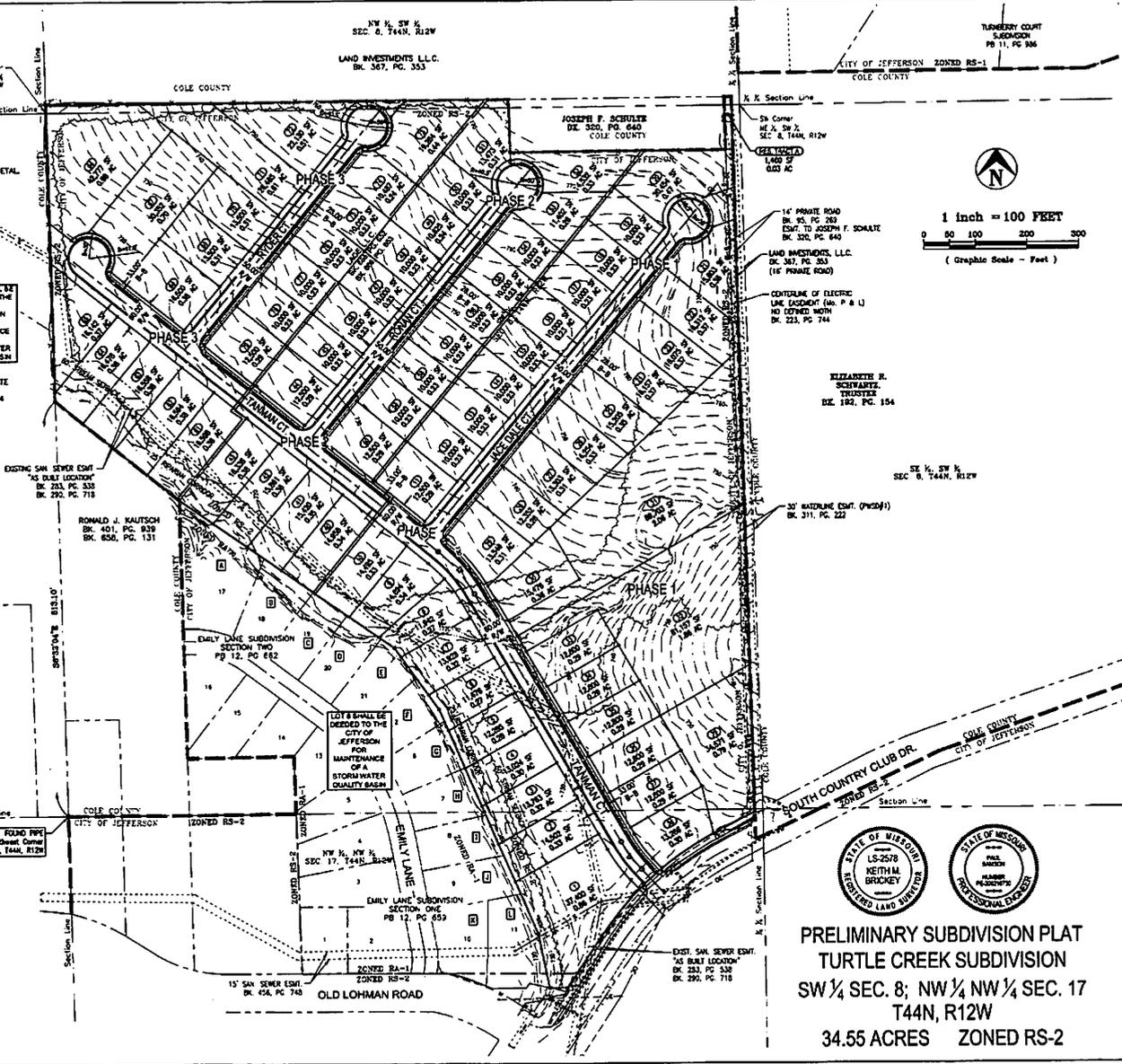
CITY SHALL BE DECIDED TO THE CITY OF JEFFERSON FOR MAINTENANCE OF A STORMWATER QUALITY BASIN

M. M. F. REAL ESTATE COMPANY, INC. BK. 653, PG. 054

SEC. 8, SE. 1/4, SEC. 7, T44N, R12W

FOUND PIPE Southeast Corner SEC. 8, T44N, R12W

NE 1/4, NE 1/4, SEC. 10, T44N, R12W



PRELIMINARY SUBDIVISION PLAT
TURTLE CREEK SUBDIVISION
 SW 1/4 SEC. 8; NW 1/4 NW 1/4 SEC. 17
 T44N, R12W
 34.55 ACRES ZONED RS-2

PRINTS ISSUED 8/17/18

REVISIONS:

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 (313) 634-3055
 (313) 634-6866
 2525 W. UNIVERSITY BLVD.
 JEFFERSON CITY, MISSOURI 65101

Paul Simon, PE - Engineer
 MCE# PS-3002014790

TURTLE CREEK SUBDIVISION

JIM LAGE
 SOUTH COUNTRY CLUB DRIVE
 JEFFERSON CITY, COLE COUNTY, MISSOURI

CMPS JOB No. 01-014

DRAWN BY: P.L.S. CKB. BY: P.L.S.

SCALE: 1"=100'

SHEET TITLE: **PRELIMINARY PLAT**

SHEET NUMBER: **1**

OF 3 SHEETS

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Turtle Creek Subdivision

PRINTS ISSUED 8/17/18

REVISIONS:

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 2500 S. MCCLARY
 JEFFERSON CITY, MISSOURI 64101
 (573) 634-3455
 (573) 634-8888

Central Missouri Professional Services, Inc.
 Missouri State Certificate of Authority #201155

Paul Shannon, P.E., Engineer
 License #2020202020

JIM LAGE
 SOUTH COUNTRY CLUB DRIVE
 JEFFERSON CITY, COLE COUNTY, MISSOURI

CHMP JOB No. 01-014
 DATE: 08/17/18
 P.L.S.
 SCALE: 1"=50'

SHEET TITLE
 PRELIMINARY
 PLAT
 SHEET NUMBER
 2

OF 3 SHEETS



Case No. P16010
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