



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2016

Re: Barcus Ridge PUD - Rezoning, Major Amendment (Case #16-172)

Executive Summary

Approval of the request will rezone 0.06 acres of R-1 to PUD-2 and incorporate it within the existing PUD development plan, known as "Barcus Ridge PUD". The proposed amendment is to allow the relocation of the private street that conflicted with a gas line on the site – the addition will not result in an increase in PUD density.

Discussion

Crockett Engineering Consultants (agent) on behalf of Tompkins Homes & Development, Inc. (owner) is requesting approval to rezone 0.06 acres of property from R-1 to PUD-2 and amend the existing Statement of Intent and approved PUD development plan for the Barcus Ridge PUD to accommodate the relocation of a private street. The 7.36-acre subject site is located on the north side of Old Plank Road, approximately 700 feet west of Abbotsbury Lane.

During the design and construction of the site, the applicant's engineer determined that the location of the private street to access the development's lots conflicts with a buried gas line, and would need to be relocated outside the boundary shown on the PUD plan. This relocation required securing 0.06 acres of R-1 zoned land north of the PUD tract. Private streets are not permitted on non-PUD zoned land; therefore, the requested rezoning was necessary. Additionally, since the PUD boundary would be enlarged as a result of the added acreage, a major amendment to the PUD plan was triggered.

The owner of the subject site is also the owner of the lot to the north. The additional portion of property can be seen on the development plan as the northern most portion of the private street. A new plat will be required to incorporate the added acreage into the PUD tract as well as create the new lots shown on the plan.

The Planning and Zoning Commission held a public hearing on this request at its meeting on September 8, 2016. Staff presented its report and the applicant's engineer gave an overview of the request. Commissioners inquired about the ownership of the property to the north. Following limited additional discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the rezoning and major amendment to the PUD plan.

A copy of the Planning Commission staff report, locator maps, PUD plan, Statement of Intent, previously approved PUD plan, and meeting 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 for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/7/2015	Approved "Barcus Ridge" PUD Plan (Ord. 22655)

Suggested Council Action

Approve the rezoning from R-1 to PUD-2, and the major amendment to the "Barcus Ridge" PUD Development Plan.