



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Sidra Subdivision PD Development Plan (Case #17-170)

Executive Summary

Approval of this request will result in the rezoning of 0.86 acres at the northwest corner of Stadium Boulevard and Primrose Drive from R-2 (Two-Family Residential District) to PD (Planned District).

Discussion

The applicant is seeking approval of a PD (Planned District) development plan for a five-unit, single-family attached development. Attached single-family developments greater than four units are not permitted under the site's current R-2 zoning designation; therefore, the applicant has chosen to seek approval of a Planned District.

Access to the property will be provided from Rashid Court, from the west. Stadium Boulevard is designated a major arterial on the CATSO Major Roadway Plan, with access restrictions. Primrose Drive is a neighborhood collector, which would allow access, however topography and proximity to the intersections of Primrose and Rashid and Stadium, would not allow a vehicular entrance from Primrose Drive.

A typical single-family attached arrangement, on R-2 lots, would require each unit to front and access a public street. The proposed layout is unique in that access and parking are shared. This arrangement allows equal access to each unit and supports the developer's intention of selling each unit into separate ownership. The common lot portion of the development will be used to facilitate parking as well as stormwater BMPs and screening from neighboring properties.

The proposed PD arrangement allows for an enlarged, contiguous open space which is more flexible and publicly oriented and moves the rear of each unit away from a busy street. Additionally, the proposed layout uses the residential structure to screen the proposed parking area from adjacent single-family and two-family structures.

The PD plan depicts the required sidewalks along all street frontages and the 25-foot perimeter setback required for PD developments. Parking provided on the plan exceeds what is required for single-family attached units and is consistent with what would be required for a multi-family development. The applicant is providing 20 spaces (2.5 spaces/unit), whereas the standard for single-family attached structures is 2 spaces per unit.

The PD plan also depicts dedication of an additional 15 feet of right-of-way for Stadium Boulevard, as required by Appendix A.1 (h) of the UDC. The proposal also exceeds the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

required landscaping and screening requirements of the UDC. Street trees are provided at the required 40-foot interval, and screening is provided along each property boundary adjacent to another residential use even though such screening is not required since the proposed use on the subject parcel is considered single-family in nature.

The proposed rezoning and use is consistent with City's comprehensive plan which designates the subject property as lying within a Neighborhood District.

If the proposal is approved, a replat of the property will be required to create the individual lots proposed for each of the dwelling units. Such replat would include dedication of the additional right of way for Stadium Boulevard and be subject to standard subdivision review requirements. A performance contract guaranteeing the installation of public infrastructure within 3 years would accompany the replat.

The Planning and Zoning Commission considered this request at their August 10, 2017 meeting. The applicant's representative explained that current R-2 zoning would allow up to six units on the property, but his client wanted to use the planned district in order to reach a better arrangement of the homes on the property. A homeowner expressed concern regarding the sightlines from her home and potential cut-through foot traffic. Additional concerned residents spoke on a number of issues, including the aesthetics of the proposed stormwater detention basin, the excess of parking proposed on the PD plan, and stormwater runoff.

Following discussion, the Commission voted unanimously (9-0) to recommend approval of the PD plan.

A copy of the Planning and Zoning Commission staff report, locator maps, Statement of Intent, PD development plan, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.

Strategic & Comprehensive Plan Impacts

[Strategic Plan Impacts:](#)

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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning and "Sidra Subdivision PD Plan," as recommended by the Planning and Zoning Commission.