



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 5, 2019

Re: Ash Street Community PD Plan (Case # 154-2019)

Executive Summary

Approval of this request would result in the creation of an 11-lot single-family PD plan known as the "Ash Street Community PD Plan."

Discussion

The applicants, Kay & Jack Wax, are requesting approval of a rezoning from R-2 (Two-Family Dwelling) to PD (Planned District) and approval of a development plan to be known as "Ash Street Community PD Plan" for property addressed as 906 West Ash Street. The proposed plan includes 10 single-family homes, a community building, and a community park and garden accessible off of a central private street. This arrangement uses the unique dimensions of the deep property to create an enclave community that compliments the surrounding single-family residential neighborhood, while permitting a small pocket of higher density infill development.

The purpose of planned districts as stated in Section 29-2.2(4) of the Unified Development Code, is "... to allow for innovation and flexibility, and to encourage creative mixes of complementary uses, and to promote environmentally sound and efficient use of land." The applicants believe that the use of a planned district in this location is appropriate and beneficial to create a residential community not typically found within Columbia.

The applicants have utilized the "cottage" dimensional standards that are part of the R-2 district as the basis for the proposed dimensional standards within the attached statement of intent SOI. The proposed dimensional standards that would apply to future development either met or exceed the "cottage" standards. The cottage standards are intended for use in the R-2 district; however, require approval by the Board of Adjustment to be activated and would not fully address all the unique site issues associated with this development. As such, staff agreed that utilizing the cottage standards and the PD zoning was an appropriate justification for the increased density and the unique design considerations.

The PD plan depicts a mix of single-family attached (4) and single-family detached (6) units on the 1.6-acre property with a density of approximately 6.25 du/ac. The block surrounding the subject site is built-out at roughly 2.98 du/ac. If the site had proper access available to it and were developed with single-family homes, on 5,000 square foot lots, nearly 14 (13.94) units could be constructed on the property.

The limiting factor unique to this property is its lack of access. This has been mitigated by the use of the centrally located private street. The 20-foot wide private street provides



adequate fire access. Along the access, outside the travel way, is additional onsite parking at regular intervals that augments the required parking for each dwelling unit that is provided by tandem parking with one space in the attached 1-car garage and the one in the adjacent driveway. Across the site, 26 spaces are provided for the homes and community center; two spaces for each home and six additional spaces located off of the private street.

Other site dimensional standards proposed on the PD plan include a 20-foot front yard setback from the private street. Cottage standards would permit a 10-foot front yard. The plan depicts a 10-foot perimeter setback for the entire property and expands to 15 feet at the rear, along the southern property edge. R-2 cottage standards only require a 10-foot rear yard. Neither planned district standards nor cottage standards require a perimeter setback; however, the rear yard requirement would affect both the east and west property boundaries.

The proposed development does meet a number of the stated recommendations of the West-Central Neighborhood Plan. Cottage development is supported by the plan because it provides a unique sense of place, supports homeownership and affordable housing, and provides centrally-located parks and open space. The plan indicates a preference for increased density at commercial and recreational nodes over density central to a single-family block, such as this development. However, it should be noted that the density provided within the PD plan is not out of character with what would normally be found in a standard R-2 neighborhood.

The Planning and Zoning Commission heard this request at their July 18, 2019 meeting. After the staff report, a number of neighboring property owners and prospective homebuyers spoke in support of the rezoning, and 3-4 spoke in opposition citing concerns over existing stormwater and sewer infrastructure issues. Those speaking in opposition to the request indicated a desire for their concerns to be addressed before any higher density infill development takes place. The Commission then voted in favor of approving the rezoning and development plan by a vote of 7-0-1.

The Planning and Zoning Commission staff report, locator maps, PD plan, Statement of Intent, and meeting minutes are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: Long-term impacts may include increased costs for public safety provisions and utility maintenance. Such costs may or may not be off-set by increased user fees or taxes. Given that the proposed street infrastructure will be provided via a private street no street maintenance costs will be borne by the City long-term.



Strategic & Comprehensive Plan Impacts

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: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the "Ash Street Community PD Plan," as recommended by the Planning and Zoning Commission.