

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 8, 2016**

SUMMARY

A request Crockett Engineering Consultants (agent) on behalf of Tompkins Homes & Development, Inc. (owner) to rezone 0.06 acres of property from R-1 (One-family Dwelling District) to PUD-2 (Planned Unit Development) with an associated Statement of Intent, and for approval of a major amendment to the Barcus Ridge PUD development plan to accommodate a private street. The 7.36-acre subject site includes the original 7.3-acre development plan and the proposed 0.06-acres of PUD property, and is located on the north side of Old Plank Road, approximately 700 feet west of Abbotsbury Lane. (**Case #16-172**)

DISCUSSION

The applicant is seeking to rezone a small portion of property from R-1 to PUD-2, and amend the previously approved Barcus Ridge PUD to incorporate the 0.06-acre property into the PUD plan. The rezoning and PUD plan amendment were required to accommodate a redesign of the private street providing access to the site. During final design the applicant identified an existing gas line that conflicted with the location of previous design for the private street. The additional property is currently located within Lot C2 of Barcus Ridge Plat No. 1. Both properties will require replatting to reflect the new lot dimensions.

The new Statement of Intent is identical to the previous Statement of Intent, and no substantial changes have been made to the development plan other than the location of the private street. Minor changes include the shifting of lots farther to the north, away from Old Plank Road, and the relocation of the public sidewalk into the development due to difficult grades. All sidewalks will be placed in sidewalk easements to ensure access to the public is maintained.

The PUD plan has been reviewed by internal and external staff and found to be compliant with all zoning and subdivision regulations.

RECOMMENDATION

1. Approve the requested rezoning from R-1 to PUD-2 with associated Statement of Intent.
2. Approve the revised development plan

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Barcus Ridge PUD Development Plan (rev. 8-25-16)
- Statement of Intent
- Previously Approved PUD Development Plan

SITE CHARACTERISTICS

Area (acres)	7.36
Topography	Sloping from west to east
Vegetation/Landscaping	Tree covered
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Vacant

HISTORY

Annexation date	2004
Zoning District	R-1, PUD-2
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Lot 5, Barcus Ridge Plat 2; Lot C2, Barcus Ridge Plat No. 1

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #1
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Old Plank Road	
Location	South side of site
Major Roadway Plan	Major Collector (unimproved & County-maintained). 100-foot ROW (50-foot half-width) dedicated with Barcus Ridge Plat 2.
CIP projects	None
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Within the Cascades Park service area
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	No facilities in the area

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 a public information meeting, which was held on August 16, 2015.

Public information meeting recap	Number of attendees: 2 Comments/concerns: Loss of existing trees; density; and uses allowed.
Notified neighborhood association(s)	Boone's Pointe Homeowners Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner