



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 18, 2016

Re: Cotswold Villas at Bluff Creek Estates – Rezoning & PUD plan revision (Case #16-3)

Executive Summary

Approval of this request will amend the PUD (Planned Unit Development) zoning and approve a major amendment to the development plan known as Cotswold Villas at Bluff Creek Estates.

Discussion

The applicant is requesting major revisions to the existing PUD development plan which was approved in 2014. The proposed changes include:

- New internal street network and lot layout
- Change of the type of dwellings from attached single-family to detached single-family units, and
- Reduced total number of dwelling units from 44 to 39
- Reduced front yard setback from 20 feet to 18 feet

The 2014 approved PUD statement of intent limited site development to attached single-family homes. Since the applicant now desires to construct detached single-family homes, a revision to the PUD statement of intent is being requested. In addition, the applicant is requesting a 2-foot reduction in the required setback for front yards abutting interior streets in the PUD (18-feet versus 20-feet) to accommodate the new development design.

Staff's analysis of the revised layout and setback reductions finds that there will be no negative impact to internal traffic circulation or public safety. The requested reduction in the front yard setback, permitted per Section 29-10(d)(7) subject to Council approval, has no adverse impacts on the development and its roadway network. The 18-foot setback begins from the edge of the right of way extending toward the face of the proposed new construction. This distance affords sufficient space to park a vehicle off-street and is consistent with the depth of a standard parking stall as defined within Section 29-30 of the City Code.

At its March 24, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve both the rezoning and the revised development plan, including the proposed front yard setback exception. The applicant's engineer was present and provided an overview of the project. There were no Commissioner questions and no one from the public spoke regarding the application.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

A copy of the staff report, locator maps, revised statement of intent and development plan, previously approved rezoning ordinance and development plan, meeting excerpts, and correspondence from the applicant and the applicant's engineer are attached for review.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
09/02/2014	Approved rezoning from O-1 (Office District) to PUD-5.1, and PUD Plan of Cotswold Villas at Bluff Creek Estates

Suggested Council Action

Approve the proposed zoning and PUD development plan amendment to Cotswold Villas at Bluff Creek Estates as recommended by the Planning and Zoning Commission.