



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 7, 2019

Re: University Chrysler/Subaru – Planned Development Plan (PD Plan) Major Amendment (Case #18-182)

Executive Summary

Approval will result in the adoption of a revised screening and landscaping plan along a portion of the southern boundary of the existing Planned District (PD) plan governing the University Chrysler/Subaru property addressed as 1200 I-70 Drive SW.

Discussion

Luebbert Engineering (agent), on behalf of D&D Investments of Columbia, LLC (owner), seeks approval of a Planned Development Plan (PD Plan) amendment to provide an 8-foot tall wood screening fence and a ten (10) foot landscape buffer on the applicant's side of the property line of University Subaru, located at 1200 I-70 Drive Southwest. The original development plan and PD zoning for the 4.63-acre site was approved in 1972 and revised in 1975-76, 1983, 2002 and 2003.

The amendment would affect the southern 12 feet of Lot 1 and the western 97 feet of Lot 2 of the Huff Subdivision by revising the "Proposed Huff Subdivision Details of Landscaping" that were approved as part of the 1972 CP plan. The proposed amendment would replace and relocate a fence which with recently removed and bring all screening elements up to the current standards of the UDC. The proposed amendment would relocate the former fence approximately ten feet south to the property line, aligning with the existing fence and landscaping along the remainder of the southern property line of the existing CP plan - the remainder of Lot 2 and Lot 3 of the Huff Subdivision. The remainder of the CP Plan's southern boundary is improved with an eight-foot wooden fence and landscape buffer within an existing 10-foot utility easement.

The subject portion of the site is presently not in compliance with the 1972 approved landscaping plan details and there is no evidence this landscape detail was formally waived. While not included in the 1972 plan, the removed fence in question was clearly identified as existing on the 1983 development plan and subsequent plans amendments. Installation of the fence may have occurred in response to staff's concerns regarding screening during the 1976 plan amendment proceedings and expansion of the CP district.

This PD Plan amendment will bring the site into compliance for a Level 3 screening buffer required under Table 4.4-4 "Transitional Screening and Buffering" of the UDC for commercial properties adjacent to residential uses located in a single (R-1) or two-family (R-2) zone. The adjacent properties to the rear are single family in use and zone. The Level 3 buffer requires a 10-foot landscape buffer and an eight-foot tall screening device; the proposed wood



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privacy fence meets this requirement. The location of the proposed landscape screening also meets the UDC standards which state:

“The screen shall be located along the property line of the applicant’s lot, and shall not extend into the established setback of the adjoining lot” (Section 29-4.4(e)(3)).

The area in which the required screening and buffering will be placed is located within an existing 10-foot utility easement. The applicant and City Utilities staff have worked together to identify dwarf tree species that meet UDC requirements and will not conflict with existing utilities. The applicant is also aware that reinstallation of the required screening and plant materials disturbed due to utility work will be their responsibility.

While there are no significant trees on the site, the required 24 new trees (one for every 200 square feet of buffer area) may be reduced per the UDC by maintaining existing trees in good health and at least 5' dbh (diameter at breast height). The applicant has indicated a desire to work with adjacent property owners to identify healthy trees providing existing screening benefits. A landscape inspection shall be required following the spring planting season should this amendment be approved.

The proposed plan amendment is consistent with UDC requirements and will provide a more effective screen and buffer than that required per the 1972 C-P Plan as the plant as the screening requirements of the current code are more significant than those previously required.

The Planning and Zoning Commission originally considered this request at its October 4, 2018 meeting. Following the staff report, applicant, and public testimony the Commission voted to table the request to their December 6 meeting in anticipation that a private civil matter involving the site would have been resolved. During its December 6, 2018 meeting, the Commission again considered this request along with correspondence from adjoining property owners requesting that the case be further tabled to allow for the unresolved civil matter to be completed. Staff presented a summary of its report from October 4 and the applicant and adjoining property owners offered testimony.

There was lengthy discussion, questions and responses from the applicant, the Commission and the public. Concerns regarding the timing of civil proceedings and where the proposed screening would be placed were expressed by some members of the public. Following this lengthy discussion, the Planning and Zoning Commission voted (1-6) in favor of a motion to approve the PD Plan amendment as presented. The outcome of the vote was that the plan amendment was not recommended for approval.

A copy of the Planning and Zoning Commission staff report, locator maps, University Subaru PD Plan Screening Detail, and meeting minute excerpts from both Commission meeting (October 4 and December 6) are attached.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All landscape elements will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and fees.

Strategic & Comprehensive Plan Impact

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
11/6/1972	Approval of C-P zoning, C-P Plan & Details of Landscaping. (Ord. # 5884)

Suggested Council Action

Deny the proposed PD plan amendment as recommended by the Planning and Zoning Commission.