

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 4, 2018**

SUMMARY

A request by Luebbert Engineering (agent) on behalf of D&D Investments of Columbia, LLC for approval of a major amendment to the University Chrysler PD Plan. The original development plan (PD Plan) for the site was approved in 1972 and revised in 1975-76 and 1983. The purpose of the PD Plan amendment is to revise to the buffer screening detail on the southern property boundary. The 4.63-acre site is zoned PD (Planned Development) and is addressed 1200 I-70 Drive Southwest (**Case #18-182**).

DISCUSSION

The applicant is seeking approval of a Planned Development Plan (PD Plan) amendment to provide an 8-foot wood screening fence and ten (10) foot landscape buffer on the applicant's side of the property line of University Subaru, located at 1200 I-70 Drive Southwest (note: the screening detail shows a twelve foot buffer area to account for the area that will be occupied upon plant maturity). The amendment, if approved, would apply to the required landscaped that is located within the southern 12 feet of Lot 1 and western 97 feet of Lot 2 of Huff Subdivision for which landscaping improvements were identified on the 1972 C-P Plan and its subsequent amendments. The intent of the PD Plan amendment is to replace and relocate a fence which was recently removed, and to bring all screening elements up to the current standards of the UDC.

The new fence, as proposed, will be moved approximately ten feet south to the property line, allowing alignment with the existing fence and landscaping along the remainder of the southern property line (the remainder of Lot 2 and Lot 3 of the Huff Subdivision), which is presently improved with an eight-foot wooden fence and landscape buffer within an existing 10-foot utility easement, screening which was required as part of the University Chrysler Revised C-P Plan approved in 2003 for the body shop expansion.

The University Subaru (formally University Chrysler) property was zoned C-P (now PD) in 1972, and has been the subject of development plans and plan amendments to allow for revisions and expansions in 1973, 1976, 1983, 2002 and 2003. 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 concerns made during the 1976 plan amendment proceedings and expansion of the C-P district. The site is presently not in compliance with the 1972 plan's "Proposed Huff Subdivision Details of Landscaping" for the southern boundary of the site, and there is no evidence this landscape detail has ever been formally waived. This PD Plan amendment will bring the site into compliance for required screening per the UDC.

Table 4.4-4 "Transitional Screening and Buffering" of the UDC requires a Level 3 buffer 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 homes in the R-1 zone. The Level 3 buffer requires a 10-foot landscape buffer and an eight-foot tall screening device; the proposed wood privacy fence meets this requirement.

Section 29-4.4(e)(3) of the UDC indicates that screening “shall be located along the property line of the applicant’s lot, and shall not extend into the established setback of the adjoining lot”. The proposed location of the required screening of the applicant’s parcel from the adjoining lots complies with this provision. It should be noted that the area in which the required screening and buffering will be placed is located within an existing 10-foot utility easement. The applicant is allowed to place the required fence and landscape buffer within the utility easement and is aware should utility maintenance disrupt the landscaping or the fence they will be responsible for reinstallation of the required screening and plant materials. The applicant has worked with Utilities staff to choose dwarf tree varieties which will mature at less than 25 feet in height to avoid conflicts with existing overhead power lines.

The 10-foot landscape buffer is compliant with the four plant categories (ornamental trees, conifers, shrubs, and ground cover) required by the UDC, and one tree for every 200 square feet of buffer areas (a total of 24 trees) has been provided. The UDC allows the applicant to count existing trees in good health and at least 5” dbh (diameter at breast height) to count towards the required tree count. The applicant has indicated a desire to work with adjacent property owners to identify healthy trees providing existing screening benefits. Should such existing vegetation be preserved the required 24 new trees may be reduced pursuant to UDC provisions. No significant trees were identified, and the UDC exempts trees from being classified as significant if located in utility easements. A landscape inspection shall be required following the spring planting season should this amendment be approved.

The proposed plan amendment is consistent with the landscape buffer and screening requirements of the UDC based upon the adjoining land uses. Approval of the amendment will restore security and privacy to the adjacent residential properties affected by the removal of the existing fence. Furthermore, the amendment will provide a more effective screening than that required per the 1972 C-P Plan as the plant and screening requirements of the current UDC are more significant than those previously required to be installed to separate the adjoining properties. Based on these findings staff believes the submitted amendment is appropriate and supports its approval.

RECOMMENDATION

Approve the University Chrysler/Subaru PD Plan Major Amendment.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- University Subaru Planned Development Plan Major Amendment- Screening Detail

HISTORY

Annexation date	1946
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legal Lots

SITE CHARACTERISTICS

Area (acres)	4.63 acres
Topography	Generally flat
Vegetation/Landscaping	Asphalt parking lot and turf
Watershed/Drainage	Clear Creek
Existing structures	University Subaru Dealership & Body Shop

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

I-70 Drive SW	
Location	Along northern edge of property
Major Roadway Plan	Collector (in place)
CIP projects	NA
Sidewalk	I-70 Drive SW Sidewalk (West Blvd. to Clinkscales Road) listed in 2012 Sidewalk Master Plan; FY2018 CIP lists in 10 years+ sidewalk projects

PARKS & RECREATION

Neighborhood Parks	Cosmo Park (north of I-70)
Trails Plan	No proposed trails adjacent to site
Bicycle/Pedestrian Plan	I-70 Drive SW Sidewalk (West Blvd. to Clinkscales Road) listed in 2012 Sidewalk Master Plan

PUBLIC NOTIFICATION

All property owners within 185 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 September 11, 2018.

Public information meeting recap	Number of attendees: 18 (2 applicants). Comments/concerns: Comments and concerns regarding the fence being removed without immediate notice; concerns regarding moving the fence to the property line; procedural questions and clarification questions regarding the existing utility easement
Notified Neighborhood association(s)	Highlands Park Neighborhood Association
Correspondence received	None in opposition or favor.

Report prepared by Rachel Bacon

Approved by Patrick Zenner