

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 19, 2017**

SUMMARY

A request by A Civil Group (agent), on behalf of Matt Ford Enterprises, LLC, for approval of a PUD development plan to be known as "Sinclair Road PUD Plan" and a variance from Section 25-53(4) of the City Code, limiting driveway access to residential lots along major roadways. The subject 5.03 –acre site is located immediately north of 6150 South Sinclair Road. The purpose for the development plan is to prepare the undeveloped lot for construction of a single-family residence. **(Case #17-50)**

DISCUSSION

The applicant is seeking approval of a PUD plan for the subject property. The property was zoned PUD 0.5 upon annexation in 2012; however, no development plan was approved at that time. The applicant desires to construction of a single-family home on the site; therefore, is seeking PUD plan approval for that purpose. In addition to PUD plan approval, the applicant is requesting that a variance from Section 25-53(4) of the Subdivision Regulations be approved. This section restricts driveway access to residential lots onto major roadways, such as Sinclair Road which is classified as a major collector.

The development plan depicts a 150-foot zone along the parcel's Sinclair Road frontage where a driveway would be allowed. The extents of this zone place a future driveway 22 feet from the northern property line and 45 feet from the southern property line of the subject site from any existing or future access to neighboring lots along the same frontage. Staff finds that these separations are sufficient and placement of a driveway within the 150-feet of identified frontage would not increase public safety hazards.

Additionally, the plan depicts a 40 foot setback from all property boundaries as was required by the approved PUD Statement of Intent as well as shows a 1.25-acre tree preservation area at the southeast corner of the subject lot in accordance with Section 12A of the City Code. The tree preservation area is protected by a 10-foot building setback on its north and west sides. Furthermore, the PUD plan includes a note that states the lot is subject to the covenants and restrictions of the Cascades Subdivision; however, would be allowed to have a detached two-car garage provided the garage's exterior finish and roof pitch are similar in character to that of the home constructed on the site.

A concurrent platting action (Case # 17-49) reconfigures the lot to coincide with existing zoning boundaries. Presently, the site is split-zoned C-P and PUD. This zoning, applied in 2012, was to ensure that the driveway serving the commercial business in the structure to the south, located on the subject site, was within the C-P district. The concurrent platting action will eliminate the split-zoning condition and allow all commercial uses to be contained within a single lot.

Staff has reviewed the proposed PUD development plan and finds that it meets the technical requirements for PUD plans and the approved statement of intent. Furthermore, staff supports the requested driveway variance to allow the subject lot access onto Sinclair Road.

RECOMMENDATION

Approval of the "Sinclair Road PUD Plan," dated January 11, 2017
Approval of the variance to Section 25-53(4)

ATTACHMENTS

- Locator maps
- PUD development plan, dated January 11, 2017

HISTORY

Annexation date	2002
Zoning District	PUD (Planned Unit Development)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Surveyed Tract

SITE CHARACTERISTICS

Area (acres)	5.03 acres
Topography	Generally sloping east toward the eastern site boundary
Vegetation/Landscaping	Mature forest on PUD portion
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric Cooperative

ACCESS

Sinclair Road	
Location	Along western edge of property
Major Roadway Plan	Major Collector – 60 ft ROW required
CIP projects	N/A
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	½ mile north of Cascades Park
Trails Plan	1-1/2 miles south of proposed Mill Creek Trail
Bicycle/Pedestrian Plan	Sinclair – yellow route