

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 21, 2020**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of SBSR Properties, LLC (owners), for approval of a 39-lot preliminary plat to be known as the "Cottages at Evergreen Place". The 7.27-acre property is proposed to be platted into 33 single-family lots and 6 common lots. The subject property is located on the west side of Ballenger Lane just north of Dehaven Drive. On February 11, 2020, the Board of Adjustment approved use of the cottage dimensional standards (Case #54-2020) for this project. **(Case #86-2020)**

**DISCUSSION**

The applicant is seeking approval of a 39-lot preliminary plat to be known as *Cottages at Evergreen Place*, in order to permit the development of 33 single-family detached residential dwellings arranged around a loop street with two entrances off Ballenger Lane. A stub street, Spire Drive, has been provided to the undeveloped property west of the subject site to satisfy roadway connectivity requirements of the UDC. The site includes six common lots that will accommodate the required stormwater facilities for the site as well as other potential development amenities. Given extension of public infrastructure is required to serve each development lot a preliminary plat must be reviewed and approved prior to final platting.

In February, the Board of Adjustment authorized the application to utilize the cottage dimensional standards for this subdivision. The cottage standards reduce the standard R-2 dimensional requirements to promote compact development. Required lot size is reduced from 5,000 to 3,000 square feet and minimum lot width is reduced from 60 to 30 feet. Additionally, front and rear yards are reduced from 25 feet to 10 feet in depth, except that garages must be at least 20 feet from the front property line. While the proposed development will take advantage of the cottage standards, it is clear from the preliminary plat, specifically in regards to lot widths, that the development will not be based on these minimums. For example, the average lot width is roughly 38 feet.

The proposed preliminary plat has been reviewed by staff and meets all requirements of the Unified Development Code.

**RECOMMENDATION**

Approve the preliminary plat for the *Cottages at Evergreen Place*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Preliminary plat
- Public Correspondence

**SITE CHARACTERISTICS**

|                               |  |
|-------------------------------|--|
| <b>Area (acres)</b>           | 7.27   |
| <b>Topography</b>             | Property generally drains away from SE corner                      |
| <b>Vegetation/Landscaping</b> | Generally pastureland, with trees near existing structure and pond |
| <b>Watershed/Drainage</b>     | Perche Creek   |
| <b>Existing structures</b>    | Existing home with 4 outbuildings                                  |

**HISTORY**

|  |                       |
|--|-----------------------|
| <b>Annexation date</b>                       | 1969                  |
| <b>Zoning District</b>                       | R-2                   |
| <b>Land Use Plan designation</b>             | Neighborhood District |
| <b>Previous Subdivision/Legal Lot Status</b> | None                  |

**UTILITIES & SERVICES**

All utilities and services are provided by the City of Columbia

**ACCESS**

|                           |  |
|---------------------------|--|
| <b>Ballenger Lane</b>     |  |
| <b>Location</b>           | East side of site                                |
| <b>Major Roadway Plan</b> | Major Arterial (Improved & City maintained)      |
| <b>CIP projects</b>       | None   |
| <b>Sidewalk</b>           | To be constructed; depicted on preliminary plat. |

**PARKS & RECREATION**

|                                |                                      |
|--------------------------------|--------------------------------------|
| <b>Neighborhood Parks</b>      | Indian Hills Park, McKee Street Park |
| <b>Trails Plan</b>             | None adjacent to site.               |
| <b>Bicycle/Pedestrian Plan</b> | None adjacent to site.               |

**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 March 17, 2020.

|   |   |
|---|---|
| <b>Public information meeting recap</b>     | Number of attendees: 1 (applicant)<br>Comments/concerns: None   |
| <b>Notified neighborhood association(s)</b> | Meadowlands Homeowner Assoc., Indian Hills NA,<br>Oakview Drive NA  |
| <b>Correspondence received</b>              | 2 letters from neighboring owners (attached), with concerns about density, privacy and vehicular safety at stub street. |

Report prepared by Rusty Palmer

Approved by Patrick Zenner