

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 18, 2018**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of the City of Columbia (owner), seeking rezoning and PD Plan to be known as “Cullimore Cottages PD Plan”. The PD Plan proposes development of the 1.32 acre subject property with 10 single-family lots. The subject site is presently zoned R-MF and is located 350 feet south of the intersection of North Boulevard and 8th Street.  
**(Case 18-180)**

**DISCUSSION**

The applicant is seeking to rezone their property to allow for the construction of 10 single-family homes, in a cottage-style arrangement. Each home will lie within a zero lot line style property, with the remainder of the subject site to be commonly held and maintained by the Community Land Trust. The three existing lots will be combined, and the envelope lots depicted on the PD plan will be created via a separate platting action. The final plat will proceed directly to Council provided it is consistent with the proposed PD Plan, as the PD plan also serves as the site’s preliminary plat.

The Community Land Trust is committed to providing affordable housing options for Columbians who wish to own their own home. Each proposed home is to be priced at roughly \$125,000. The homes will be owner-occupied and underlying land as well as common lot will be owned and maintained by the Land Trust. The use of a planned district is beneficial to the mission of the Land Trust, in that it allows a creative solution to limit the selling price of each home, by way of increased density and decreased infrastructure costs.

Five of the proposed homes will front 8th Street and the remaining five will front onto Rear Coats Street. Each home includes a garage and one additional driveway space to meet parking requirements. Additional parking spaces are available along 8<sup>th</sup> Street and are to be provided within an enlarged right of way along Rear Coats Street. The applicant will be dedicating 5-feet of additional right of way to enlarge Rear Coats Street with the future final plat. The existing sidewalk along Eighth Street will be replaced with a compliant 5 foot sidewalk. The required 15% site landscaping is provided, as are street trees along both Rear Coats and Eighth Street.

Rear Coats Street is a paved surface of roughly 12 feet in width. The right-of-way in along the proposed property is 15 feet wide. Neither width is not compliant with any existing street standard within Appendix A of the UDC and is not compliant with the minimum required 20-foot width for access per the Fire Code. To ensure that the home fronting onto Rear Coats Street have sufficient emergency and fire code required access, the development plan shows two emergency access drives between Buildings 6 and 7 and Buildings 9 and 10. These access drives permit any of the proposed 10 dwellings to be within 150 of emergency apparatus which is the Fire Code maximum permitted distance.

Sidewalks are provided along Rear Coats and across the property from east to west at the location of each emergency access drive. This allows pedestrian access from the Eighth Street side of the property to Rear Coats, for both pedestrians and emergency crews. To further address the issue of emergency response, the addresses of the Rear Coats Street dwellings will actually be from 8<sup>th</sup> Street in an effort to better-inform emergency crews responding to the property. This address scheme has been approved by the Fire Department and GIS Addressing.

Columbia Imagined designates the subject property as Neighborhood District, which is intended to provide a broad mix of residential uses, and support a limited number of nonresidential uses that provide services to the neighboring residents. No nonresidential uses are proposed on the subject property, however. The commercial properties north of North Avenue have frontage onto Business Loop 70, and as such are considered Commercial District. Given these contextual uses and future land use designations, the proposed single-family homes would be an appropriate use in this location.

The proposal has been reviewed by staff, and meets all applicable City zoning standards. Additionally, the proposed zoning change is not for speculative purposes, but rather to address an immediate plan for development by the City of Columbia and the Community Land Trust organization.

**RECOMMENDATION**

Approve the requested PD zoning and its accompanying Statement of Intent as well as the PD Plan to be known as “Cullimore Cottages PD Plan”.

**ATTACHMENTS**

- Locator maps
- Statement of Intent
- “Cullimore Cottages PD Plan” dated October 12, 2018

**HISTORY**

<b>Annexation date</b>	1906
<b>Zoning District</b>	R-MF (Residential Multi-Family District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lots 4, 5, & 6 of JC Conley’s Addition

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.32 acres
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Cleared, turf
<b>Watershed/Drainage</b>	Flat Branch, Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>North Eighth Street</b>	
<b>Location</b>	Eastern edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks Installed

<b>Rear Coats Street</b>	
<b>Location</b>	Western edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Unimproved; sidewalks required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	¼ mile NW of Field Park
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner