

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**July 18, 2019**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of Kay & Jack Wax (contract purchasers), to rezone 1.6 acres from R-2 (Residential Two-Family) to PD (Planned District). The purpose of the request is to permit a development containing a mix of single-family attached and detached homes, a community garden, and to repurpose the existing home on the property for use as a community center. The subject site is addressed as 906 West Ash Street. **(Case #154-2019)**

**DISCUSSION**

The applicants, Kay & Jack Wax, are requesting approval of a rezoning and a PD (Planned District) development plan for property addressed as 906 West Ash Street. The, "Ash Street Community PD Plan" includes 10 single-family homes, a community building, and a community park and garden, all arranged off of a central private street. This arrangement utilizes the unique dimensions of the deep property to create an enclave community that compliments the surrounding single-family residential neighborhood, while permitting a small pocket of higher density infill development.

The purpose of planned districts, as stated in Section 29-2.2(4) of the Unified Development Code, "...is to allow for innovation and flexibility, and to encourage creative mixes of complementary uses, and to promote environmentally sound and efficient use of land." The property is currently zoned R-2 (Two-Family Residential), and the applicants believe that the use of a planned district in this location is appropriate and beneficial. The applicants have utilized the cottage standards for the R-2 district as the basis for much of the dimensional standards in the proposed PD. All dimensional standards of cottage development are met or exceeded by those being proposed by this PD plan. The cottage standards are intended for use in the R-2 district, however would require approval by the Board of Adjustment. Staff, however, believes utilizing the cottage standards is an appropriate justification for the increased density and the unique design considerations, given the property and its neighboring properties are currently zoned R-2.

The PD plan depicts a mix of single-family attached (4) and single-family detached (6) units on the 1.6-acre property. Given proper access is available, the R-2 minimum single-family lot size of 5,000 square feet, would dictate nearly 14 (13.94) units on this property. The block in which the subject site resides is built out to roughly 2.98 units per acre. So, while the proposed density of 6.25 units per acre is higher than that of the surrounding context, it is not out of line with the minimum lot requirements found in the UDC. The limiting factor unique to this property is the lack of access, which has been mitigated by the use of the centrally located private street. The private street is 20 feet in width and additional onsite parking is interspersed at different locations along the street. Standard parking requirements are met by tandem parking in the 1-car garage attached to each unit and the adjacent driveways. Across the site, 26 spaces are provided for the homes and community center; two spaces for each home and 6 additional spaces.

Other site dimensional standards proposed on the PD plan include a 20-foot front yard setback from the private street. Cottage standards would permit a 10-foot front yard. The plan depicts a 10-foot perimeter setback for the entire property and expands to 15 feet at the rear, along the southern property edge. R-2 cottage standards only require a 10-foot rear yard. Neither planned district standards nor cottage standards require a perimeter setback; however, the rear yard requirement would affect both the east and west property boundaries.

A stated objective of planned development found in the UDC is to provide more usable and suitably-located common open space and amenities, and to permit clustered patterns of development with open space that would otherwise not be permitted by the UDC. The applicants have indicated a desire to foster a sense of community by offering community-based amenities, which include a community center within the repurposed existing building that is located onsite and an adjacent area of open space intended to accommodate a community garden and park.

Given the potential density on a similarly sized property and the unique lot configuration of the subject property, Staff believes that the proposal is an appropriate use of Planned District zoning. The proposed pocket community meets the stated objectives and purpose of the PD district, and offers an innovative approach to infill development in central Columbia. The applicants, in basing their design on R-2 cottage standards, have shown a good faith effort to limit their impacts on neighboring properties in ways that are intended for use within the R-2 district.

## **RECOMMENDATION**

Approval of the “Ash Street Community PD Plan,” dated July 10, 2019

## **ATTACHMENTS**

- Locator maps
- “Ash Street Community PD Plan,” dated July 10, 2019
- Statement of Intent

## **HISTORY**

<b>Annexation date</b>	1905
<b>Zoning District</b>	R-2 (Current)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Final Plat required

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.6
<b>Topography</b>	Generally Flat
<b>Vegetation/Landscaping</b>	Varies
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Single-Family home and small apartment building.

**UTILITIES & SERVICES**

Site is serviced by all City utilities and services

**ACCESS**

<b>Ash Street</b>	
<b>Location</b>	North edge of property
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks required.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Worley Street Park, Again Street Park
<b>Trails Plan</b>	None
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner