



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 8, 2020

Re: The Godfrey Planned Development Plan (Case #127-2020)

Executive Summary

Approval of this request would result in the rezoning of a 1.45-acre parcel from R-1 (One-family Dwelling) to PD (Planned Development), approve a Statement of Intent, and approve a PD Development Plan to be known as "The Godfrey PD Plan." Additionally, approval would grant a design exception to Section 29-4.7(f) of the UDC waiving the requirement that entrances to each dwelling unit face the street from which they are addressed. The PD Plan depicts development of the site with 4 multi-family buildings each containing four 2-bedroom units (a total of 16 dwelling units and 32 bedrooms). The subject property is located at the northwest corner of Green Meadows Road and Green Meadows Circle.

Discussion

A Civil Group (agent), on behalf of West Rock II, LLC (owners), seeks approval of a PD (Planned Development) rezoning and PD development plan, on 1.45-acres of vacant R-1 (One-Family Dwelling) property located at the intersection of Green Meadows Road and Green Meadows Circle. Additionally, the applicant is seeking a design exception from Section 29-4.7(f) of the Unified Development Code which requires new buildings to provide front entrances oriented toward the street from which the property is addressed.

If approved, the site would be improved with four apartment buildings each containing four, two bedroom dwelling units. The proposed PD plan depicts the units arranged around a central parking area with three buildings located along the western property line and one building at the eastern point of the property created by the Green Meadows Circle and Green Meadows Road intersection.

Each unit has a one-car garage (16 total spaces) and there are 17 additional on-site surface parking spaces provided for residents and visitors. The parking provided is code compliant as to number of spaces. It should be noted that parking spaces provided in front of the garages are not counted as part of the on-site parking allotment given "tandem parking" is not permitted within a multi-family development. However, if such spaces are considered available to residents and guests an additional 16 spaces would be provided.

The setbacks shown on the PD Plan are considered reversed for a development of this type. The applicant states a desire to honor setbacks approved with the parcel's original platting. It should be noted that at the time of platting the property was restricted to single-family detached housing which was further restricted from taking driveway access to Green Meadows Road. With the proposed rezoning to PD and the change in the land use to multi-family, the use and access restrictions are no longer applicable. Given this relief, it is staff's position that the setbacks defined on the approved plat for the property are contextually



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inappropriate and should be revised to comply with traditional setbacks for front and rear yards. The proposed front yard setback shown on the PD Plan (15-feet) along the Green Meadows frontage is 10-feet less than the required 25-feet and is inconsistent with other adjoining and nearby multi-family projects. Furthermore the reduced setback places proposed buildings within approximately 18-feet of the Green Meadows Road right of way and compromises the ability to effectively screen the development in a manner similar to those used by adjoining and nearby multi-family projects.

The site has been subject of several rezoning requests in recent years, all of which have been unsuccessful. In November 2019, a concept review was conducted for the subject property which depicted development of attached single-family homes (see attached plan). PD (Planned District) zoning was identified as being necessary to accommodate the development and was generally supported given its ability to address several site specific challenges. The current request and proposed PD development plan are inconsistent with the previously submitted concept plan.

Staff finds that the site is a transitional property providing a demarcation between more intense development generally to the south and east and less intense development to the north and west. The proposed PD Plan and density are believed to be contextually inappropriate and inconsistent with the Comprehensive Plan's goals and objectives of creating "livable and sustainable neighborhoods" through the creation of a variety of housing types and income levels for Columbia residents.

Evaluation of the requested design exception seeking waiver of the requirement that all proposed building entrances face the street to which they are addressed is consider non-compliant with the objectives of the UDC. Staff views the need for the exception as further evidence that the proposed building layout and density of the development exceeds the capacity of the property. Approval of the exception may result in diminishing the visual quality and sense of arrival into the surrounding neighborhoods which is counter to the Comprehensive Plan's goals and objectives of creating "livable and sustainable" neighborhoods that promote walkability and connectivity.

The Planning and Zoning Commission considered this request at their August 6, 2020 meeting. Staff presented its report and the applicant's representatives gave an overview of the request. The applicant presented a density exhibit illustrating densities of neighboring developments (see attached) to demonstrate that the proposed density was consistent, if not lower, than that of other developments in close proximity. The applicants also presented an 'Accessible Route Exhibit' (see attached) in response to concerns raised by the Commission during its July 9th PZC meeting at which this request was tabled due to COVID-19 exposure concerns within the applicant's office.

Two members of the public spoke regarding concerns about increased traffic due to the density and design characteristics of the development. Additional concerns were expressed about the aesthetic quality of the development given its highly visible location and speakers expressed a desire to have the site improved with a well-designed bookend for the adjoining residential neighborhoods. Commissioners discussed many of the same concerns raised by



member of the public as well as questioned the concept of creating affordable and accessible housing. Commissioners also acknowledged that the property will be difficult to develop in a manner agreeable to all stakeholders. Following the discussion, a motion to approve the rezoning and PD plan failed unanimously (0-8).

It should be noted that the applicant has revised the PD development plan and Statement of Intent to address staff identified technical corrections that were noted within the Staff Report. The revised documents have been reviewed and are considered to have addressed the outstanding issues. Should Council so chose to approve the requested rezoning and PD development plan, the development plan will not bear a Planning Commission Chairman's signature due to their recommendation of denial.

A copy of the Planning Commission staff report, locator maps, Statement of Intent, PD development plan (dated 6-22-20), revised PD development plan (dated 8-20-20), concept review plan (11/2019), Applicant's Density Exhibit, Accessible Route Exhibit, Supportive and non-supportive public correspondence, and meeting minute excerpts (July 9 and August 6) are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Public Safety, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
5/21/2012	Ord. No. 021316 – Approved, “Rock Bridge Christian Church Plat 2.”

Suggested Council Action

Deny the requested rezoning, PD development plan entitled “The Godfrey PD Plan”, and design exception as recommended by the Planning and Zoning Commission.