



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 19, 2018

Re: Lake George PD Plan – Major Amendment (Case #18-185)

## Executive Summary

Approval of this request will result in a major amendment to the “Lake George PD Plan”, approved in 2014, to permit construction of an additional five-unit independent living facility, amend the Statement of Intent to include “residential care facility” as a permitted use, and grant a design exception from Section 29-4.6(c)(1) of the UDC in regards to building entrance orientation. The subject property is located at 5000 Richland Road.

## Discussion

The applicant is seeking a major amendment to the existing Lake George PD Plan (approved July 2014) to allow construction of an additional five-unit independent living facility on the property, amend the 2013 approved Statement of Intent (Ord. # 21606) to permit residential care facilities, and obtain a design exception from Section 29-4.6(c)(1) of the UDC in regards to building entrance orientation. The additional building will expand the operations of Lake George Assisted Living to better serve potential clientele not requiring full-time assistance by a caregiver for essential activities of daily living.

The proposed building will be one story with a maximum height of 30 feet which is consistent with the dimensional requirements of the 2013 SOI. Three additional parking spaces are proposed near the existing dumpster enclosure, including one handicapped stall, to serve the proposed building. As a result of the plan changes, additional stormwater detention must be installed onsite to accommodate the increased impervious surfaces.

No sidewalks exist along the property's Richland Road frontage, which would typically be required upon construction of a primary building. A variance was granted in 2013 from this requirement which still remains in effect. The internal sidewalk network depicted on the plan is sufficient for the needs of onsite residents. Richland Road is currently unimproved and should it be improved in the future sidewalks would likely be installed offering an opportunity for those shown on the PD Plan to connect to.

In considering the expansion of the SOI to include residential care facilities, staff has reviewed the future land use designation of the property and the surrounding land use context. Columbia Imagined designates the subject property as part of a Neighborhood District. The area in which the property is located is largely undeveloped and still rural in character. A commercial node is roughly ¼ mile to the east at the intersection of Grace Lane/Rolling Hills Road and Richland Road. Given the existing land use context and the future land use designation, the proposed expansion of the SOI to include residential care



facilities is viewed as being comparable to a low-intensity residential use and considered appropriate in this location.

In addition to the PD Plan and Statement of Intent changes, the application is seeking a design exception from Section 29-4.6(c)(1) of the UDC. This section of the UDC requires that a principal building shall have one or more operating entry doors facing and visible from the adjacent public street. The existing structure on the subject property was constructed with the primary entry door facing the street. However, the proposed building additional would face east; toward the parking area and entry drive instead of Richland Road.

The applicant wishes to maintain this orientation due to the constraints of the long, narrow buildable portion of the property. While the entrance orientation is inconsistent with the strict application of the UDC's provisions, the entrance is nonetheless visible from Richland Road. Furthermore, given the intended use of the new construction is for an independent living facility patient care and supervision is of utmost importance. The east-facing façade allows ease of access and oversight for staff.

Additionally, the subject property lies in a largely undeveloped, nearly agrarian setting. The existing building is set back from the roadway approximately 350 feet, and the proposed building entrance will be set back close to 200 feet. Staff believes this section of the UDC was intended to apply in more urban settings, where pedestrian-orientation is advantageous. The benefit in this application is minimal; therefore staff supports the requested variance.

The Planning and Zoning Commission considered this request at their October 18, 2018 meeting. The applicant presented an overview of the project and offered to answer any questions. Following limited additional discussion, the Commissioners voted 8-0 in favor of the major revision (including the SOI revision) and design exception.

A copy of the Planning and Zoning Commission staff report, locator maps, Statement of Intent, PD Plan, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Legislative History

Date	Action
7/7/14	Approved PD Plan (Ord. 22106)
10/7/2013	Granted a variance relating to construction of a sidewalk along a portion of the south side of Richland Road (5000 E. Richland Road) (Ord. 21833)
2/18/13	Approved PUD-4 zoning & Statement of Intent (Ord. 21606)

## Suggested Council Action

Approve the requested major amendment to the "Lake George PD Plan," as recommended by the Planning and Zoning Commission.