



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2019

Re: Kelly Farms PD Plan - Major Amendment (Case # 88-2019)

Executive Summary

Approval will amend the existing PD plan for the *Kelly Farms PD* to revise the allowed free-standing signage and driveway locations.

Discussion

Crockett Engineering Consultants (agent) on behalf of Partnership for Kelly Farms of Columbia, LP (owner) is seeking a major amendment to the existing PD development plan known as *Kelly Farms* to increase monument signage height and area from the permitted 4-foot height and 16 square-foot area per sign, and to revise driveway locations for the multi-family lot. The 43-acre property is located on the east side of Cinnamon Hill Lane, approximately 1,100 feet north of Stadium Boulevard.

The signage requested would be an increase in the amount of signage that was permitted originally on the *Kelly Farms PD* plan, but less than what would be permitted if the site were zoned R-MF. The driveway locations were altered at the time of construction due to site conditions and the revision will align the plan with the existing conditions.

The Planning and Zoning Commission considered this request at their April 18, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public meeting. Following limited discussion, a motion to approve the PD plan amendment passed (7-0).

The Planning Commission staff report, locator maps, PD Plan, application letter, previously approved *Kelly Farms PD* plan, and meeting minute excerpts are attached.

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, sewers, and water, 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
2/6/2017	Approved rezoning to PUD-10 and PUD plan for <i>Kelly Farms</i> .

Suggested Council Action

Approve the major amendment to the *Kelly Farms PD* plan as recommended by the Planning and Zoning Commission.