



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: Arbor Falls PD No. 4 – Design Adjustments (Case # 140-2021)

Executive Summary

Approval of this request would authorize three design adjustments from Sections 29-5.1 and Appendix A of the UDC relating to cul-de-sac length, street length without an intersection, and to street design that are sought in connection with an associated major revision to the PD plan for Arbor Falls that will be known as "Arbor Falls PD No. 4". The revised PD plan proposes 37 single-family detached homes to be built on the remaining undeveloped 7.49-acres of the Arbor Falls subdivision that is part of the Old Hawthorne development.

Discussion

A Civil Group (agent), on behalf of Boone Development, Inc. (owner), is requesting design adjustments to facilitate a major revision to the Arbor Falls PD Plan and SOI to be known as "Arbor Falls PD No. 4". The new PD Plan includes a revised site layout, a revised statement of intent (SOI), and revised design parameters. The revisions to the PD plan and its associated documents reflect a change in use from 70 multi-family units to 37 detached one-family dwelling units and removes previously approved on-site amenities (i.e. a clubhouse and pool). The PD-zoned property is generally located north of Highway WW and south of Pergola Drive addressed as 5730 Pergola Drive, and represents approximately 1/5 of the Arbor Falls Planned Development.

The revised plan includes three design adjustments from Sections 29-5.1 and Appendix A of the UDC pertaining to street-related elements of the proposed development and are discussed more fully below. Given the PD plan serves as the development's preliminary plat the requested design adjustments require separate action by both the Planning Commission and Council. The applicant is also seeking several design exceptions from typical zoning standards which are reflected on the PD plan itself and are fully discussed within the concurrent staff memo relating to the "major" PD plan amendment. These exceptions would be approved as a part of the PD plan revision. It should be noted that a final plat will be required to facilitate the proposed development's lots and site arrangement should the PD plan be approved.

Related to the design adjustment requests, and as shown on the proposed PD Plan, access to the site will be from Pergola Drive via Hailey Drive (new) and Talco Drive (existing). Talco Drive will be extended from its southern terminus to Euliss Drive (an existing street) west, where it will connect to Hailey Drive and loop to the north to Pergola Drive. A cul-de-sac street, Roman Drive, extends from Hailey Drive, and a 5' pedestrian path extends from the end of the cul-de-sac bulb across the greenspace lot to Talco Drive to provide east-west pedestrian connectivity.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

All proposed streets are to be privately maintained with 24-feet of pavement. Access to the development and street design widths have been reviewed and approved by both the Fire Department and Traffic Engineering staff and are supported. 6' sidewalks are shown along both sides of all streets, and parking is to be restricted to one side of each street.

In order to achieve the proposed PD development, the following **design adjustments** have been requested. These adjustments are enumerated on the PD plan and are further described in the attached design adjustment worksheets. The design adjustments sought include:

- A request to allow Roman Drive to exceed the maximum cul-de-sac length by five (5) feet. Roman Drive is 305' in length and excess the 300-foot maximum permitted by Section 29-5.1(c)(3)(F);
- A request to allow Haley Drive to extend 20' feet greater than the permitted 600' without an intersecting street as required by Section 29-5.1(c)(3)(K(ii));
- A request to permit installation of private streets that do not meet the current design specifications, ROW dedication requirements, or street widths for public streets as described in Section 29-5.1(c)(4) and Appendix A. The proposed private streets would match those within the existing private street network within existing Arbor Falls.

As described in the attached staff report, the applicant's intent to mitigate the impact of design adjustments #1 and #2 is via the proposed 5' pedestrian connection from the cul-de-sac bulb of Roman Drive to existing Talco Drive. Additionally, the proposed private street network and design did not raise concerns by the Traffic Engineering staff regarding its future performance, as referenced by the use and maintenance of similarly-designed private streets in the neighborhood over the past 15+ years.

Given the incorporated design elements, Traffic Engineering findings, information provided in the design adjustment worksheets as well as the letter of support by the Arbor Falls HOA, staff finds the UDC's criteria for approval of the design adjustments (Section 29-5.2(b)(9)) have been met.

The Planning and Zoning Commission considered this request at their September 23, 2021 meeting. Staff and the applicant provided presentations which explained that the plan presented was an amended version of the one originally presented at the Commission's August 19, 2021. The amended plan removed the previously proposed garage storage units and slightly revised the lot layout. Following questions and comments by the Commissioners, a motion to recommend approval of the three design adjustments was unanimously approved (7-0).

The Planning Commission staff report, locator maps, PD Plan, Statement of Intent, Design Adjustment Worksheets, Design Exception Information, 2006 PUD Plan, 2006 PD Zoning, Public Correspondence (supportive), 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
10/16/06	Arbor Falls PUD plan (Ord. 19255)
07/17/06	PUD rezoning to PUD 6.6 (includes Arbor Falls area) (Ord. 19117)
07/07/05	Old Hawthorne annexation and zoning (Ord. 18558)

Suggested Council Action

Approve the design adjustments from Sections 29-5.1 and Appendix A as recommended by the Planning and Zoning Commission.