

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 10, 2016**

SUMMARY

A request by A Civil Group (agent) on behalf of Rock Bridge Christian Church (owner) and Woodhaven (contract purchaser) to rezone approximately 1.16 acres from R-1 to PUD 5 and to obtain a variance from Section 29-25 (Screening and Landscaping) of the City Code. The subject site is located west of Rock Bridge Christian Church and east of City Fire Station # 7 with frontage on both Green Meadows Circle and Green Meadows Road. **(Case # 16-76)**

DISCUSSION

The applicant is seeking to rezone the subject parcel to PUD-5 and obtain approval of a PUD development plan to permit the construction of a group home facility that would accommodate a maximum of five developmentally disabled adults and one 24-hour staff member. A group home is typically allowed in the current R-1 zoning district; however, the applicant proposes to incorporate kitchen facilities into each of the dwelling units that would be located within the building. As a result, the proposed facility is classified as a multi-family structure under the zoning and building codes. Multi-family units are not allowed within the R-1 zoning district.

The proposed PUD development shows the construction of a single 5,690 square foot building with outside entrances to access each of the individual dwelling units. A main entry to the building is proposed from the parking lot and will provide access to interior common areas and the on-site staff member's residence. Proposed maximum height for the structure is shown as and limited with the accompanying Statement of Intent to 35-feet, consistent with the maximum for single-family development.

The site plan further shows, the proposed building will be set back approximately 300-feet from Green Meadows Circle and located between Fire Station #7 and the Rock Bridge Christian Church. Given this placement the majority of the building's impact on the surrounding residential properties, to the south, would be buffered by Green Meadows Drive, a major collector. Property immediately south of the rear of the building across Green Meadow Drive, at the intersection of the Green Meadows Drive and Bethel Street is presently vacant and zoned R-1 PUD. A driveway connection Green Meadows Drive frontage is not permitted to the classification of the street.

Associated with the PUD development plan approval the applicant is seeking variances to Sections 29-25(e)(5) and 29-25(e)(8) of Code. Section 29-25(e)(5) requires 80 percent opaque screening of paved areas of more than 1500 square feet, or motor vehicle loading or unloading zone, when not separated by a street right-of-way, within 50 feet of a residential use or zoning district. Section 29-25(e)(8) requires lots containing residences with side or rear yards abutting collector or arterial street rights-of-way, to be screened to an opacity of 50 percent.

The property boundaries affected by this variance are shared with the Rock Bridge Christian Church and the City of Columbia's Fire Station #7 property. Both sites are zoned R-1; however, not developed with a residential use. The applicant believes waiver of the screening standard from the driveway and the proposed 6-space parking lot are justified based on this non-residential use of residentially zoned property. The applicant is proposing screening along the Green Meadows Road; however, such

screening is not in compliance with the 50% opacity requirement. The applicant states that the proposed construction will be 4-5 feet higher than the adjacent roadway thereby making installation of screening landscaping impractical and unnecessary to achieve its intended purpose.

Staff notes that an existing row of trees along the west side of the proposed drive allow for some screening near the fire station, and Rock Bridge Christian Church is partnering with Woodhaven for the development. Given these factors and the likely limited value that screening along the Green Meadows Drive frontage would afford, staff supports the two variances.

The proposed PUD development plan has been reviewed by applicable internal and external agencies and found to comply with the requirement of the zoning and subdivision regulations. While the construction of a traditional multi-family building in this context would generally be view as incompatible, the fact that the scale of the building and its use is being restricted through the PUD zoning designation makes this building acceptable in staff’s view. Furthermore, the existing “institutional” buildings on either side of the proposed construction and its placement toward the higher order street frontage support this type of land use.

RECOMMENDATION

1. Approval of the rezoning to PUD-5.
2. Approval of the requested variances to Sections 29-25(e)(5) and 29-25(e)(8) of the Code.
3. Approval of the PUD Plan for “Woodhaven Age-In-Place Apartments.”

SUPPORTING DOCUMENTS (ATTACHED)

- Aerial, topographic, and utility maps
- “Woodhaven Age-In-Place Apartments” – PUD Plan
- Statement of Intent
- Applicant’s variance request

HISTORY

Annexation date	1964
Zoning District	R-1 (One-Family Residential District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Rockbridge Christian Church Plats 1, 2 and 3

SITE CHARACTERISTICS

Area (acres)	1.2 acres
Topography	Slopes gently toward Southwest corner of subject parcel
Vegetation/Landscaping	Turf, row of screen-trees along property line at Northwest corner of property, where proposed driveway access.
Watershed/Drainage	Perche Creek (Primary), Hinkson Creek (Secondary)
Existing structures	No existing structures on subject parcel

UTILITIES & SERVICES

Sanitary Sewer	All City services are available to the site.
Water	
Fire Protection	
Electric	

ACCESS

Green Meadows Road	
Location	Southern edge of property
Major Roadway Plan	Major Collector
CIP projects	N/A

Green Meadows Circle	
Location	Northern edge of property
Major Roadway Plan	N/A
CIP projects	Green Meadows Cir Sidewalk (2017 completion),

PARKS & RECREATION

Neighborhood Parks	Approximately 1/8 mile north of Rock Bridge Park; approximately 1 mile north of Cosmo-Bethel Park
Trails Plan	Proposed connection to Hinkson Creek and South Providence Trails
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on February 16, 2016.

Public Information Meeting Recap	Number of attendees: 7 (including 5 representatives for applicant) Comments/concerns: Comments addressed the loss of screening at the East edge of the Fire Station Property, increased traffic flow on Green Meadows Circle and uses allowed. Also of concern was whether the rezoning would remain intact if the home wasn't constructed as planned.
Notified Neighborhood Association(s)	Rock Bridge, Green Meadows and Greenbriar-Trail Ridge
Correspondence Received	None at time of report.

Report prepared by Russell Palmer Approved by Patrick Zenner