

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 10, 2017**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of AMW Investment Properties, LLC (owner) for approval of a PD plan to be known as “Sidra Subdivision PD Plan”. The 0.86-acre property is located at the northeast corner of Primrose Drive and North Stadium Boulevard and is currently zoned R-2 (Two-Family Residential District). **(Case # 17-170)**

**DISCUSSION**

The applicant is seeking approval of a PD (Planned District) development plan for a 5 unit, single-family attached development. Attached single-family developments greater than 4-units are not permitted under the site’s current R-2 zoning designation; therefore, the applicant has chosen to seek approval of the submitted PD plan. While R-MF (Residential Multi-Family) zoning could potentially be used on this property to reach the desired number of units, due to site constraints, particularly on access, the property cannot support a typical single-family attached arrangement.

Access to the property will be provided from Rashid Court, on the west side of the lot. Stadium Boulevard is designated as a major arterial on the CATSO Major Roadway Plan, with access restrictions. Primrose Drive is a neighborhood collector, which would allow access, however proximity to the intersections of Primrose and Rashid and Stadium would not allow a vehicular entrance from Primrose Drive.

A typical single-family attached arrangement would require each unit (1A-1E) to front and access a street. The proposed layout is unique in that access and parking are shared. This arrangement allows equal access to each unit, supporting the developer’s intention to sell each unit into separate ownership. The common lot portion of the development will be used to facilitate parking as well as stormwater BMPs and screening from neighboring properties.

A typical single-family attached layout would also dictate the common area be located to the east of the residential structures. This would create a linear open space along Stadium Boulevard most-likely; separate from the stormwater detention basin at the south end of the lot. The proposed PD arrangement allows for an enlarged, contiguous open space which is more flexible and publicly oriented, and moves the rear of each unit away from a busy street, where they might be seen as an eyesore. Additionally, with the proposed layout, the proposed structure screens the parking area from adjacent single-family and two-family structures.

The PD plan depicts the required sidewalks along all street frontages and the 25-foot perimeter setback required for PD developments. Parking provided on the plan exceeds what is required for single-family attached units, and is consistent with what would be required for a multi-family

development. The applicant is providing 20 spaces (2.5 spaces/unit), whereas the standard for single-family attached structures is 2 spaces per unit. The PD plan also depicts an additional 15 feet of right-of-way to be dedicated for Stadium Boulevard, as required by Appendix A.1(h)(Design Standards for Streets, Sidewalks, and Bikeways)(Major Arterial Street Design Standards). The proposal also exceeds the required landscaping and screening requirements of Section 29-4.4 (Landscaping, Screening, and Tree Preservation). Street trees are provided at the required 40-foot interval, and screening is provided along each property boundary adjacent to another residential use. This, however, is not required since the proposed use on the subject parcel is single-family in nature.

If the proposal is approved a replat of the property will be required in order to include the zero lot line arrangement, with individual lots for each of the proposed single-family units, as well as to dedicate the additional Stadium Boulevard right-of-way. These site considerations are depicted on the PD plan for informational purposes. The replat would be submitted for review and approval upon approval of the PD plan.

Columbia Imagined identifies the property as lying within the Neighborhood District. Neighborhood districts are intended to provide a mix of residential uses, and support a limited number of nonresidential uses that provide services to neighborhood residents. The proposed rezoning and use would be consistent with the comprehensive plan. Adjacent uses include a single-family home to the north, a duplex development to the west and a small vacant lot and small apartment complexes to the south. The city-owned LA Nickell Golf Course lies to the east, across North Stadium Boulevard.

As stated above, the site will require approval of a final plat prior to development. If the final plat is consistent with the PD plan it will be processed directly to City Council. Staff has reviewed the proposed PD development plan and finds it meets all technical requirements of the PD District and the Unified Development Code.

### **RECOMMENDATION**

Approval of the "Sidra Subdivision Plat 2 - PD development plan."

### **ATTACHMENTS**

- Locator maps
- "Sidra Subdivision Plat 2 - PD Plan," dated July 28, 2017
- Statement of Intent

### **HISTORY**

<b>Annexation date</b>	1966
<b>Zoning District</b>	R-2 (Two-Family Residential District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1, Sidra Subdivision

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.86 acres
<b>Topography</b>	Generally flat, rough graded
<b>Vegetation/Landscaping</b>	Turf or bare
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>Stadium Boulevard</b>	
<b>Location</b>	Along eastern edge of property

<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Unimproved, Sidewalks Required

<b>Primrose Drive</b>	
<b>Location</b>	Along southern edge of property
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Unimproved, Sidewalks Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Immediately east of LA Nickell Golf Course
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner