



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 5, 2018

Re: City of Columbia Rezoning & PD Plan (Case #18-180)

Executive Summary

Approval of this request will result in the rezoning of 1.32 acres on North Eighth Street, from R-MF (Multi-Family Residential) to PD (Planned District) and approve the adopt of the "Cullimore Cottages PD Plan."

Discussion

The City of Columbia is seeking to rezone 1.32 acres of R-MF zoned property to PD along North Eighth Street and obtain approval of PD Development Plan to be known as "Cullimore Cottages". The subject property, prior to development, will be conveyed to the City's Community Land Trust and developed into 10 single-family homes, in a cottage-style arrangement. The three existing lots will be combined, and the "postage-stamp" sized lots depicted on the PD plan will be created via a separate platting action. The PD plan serves as the site's preliminary plat.

The Community Land Trust is committed to providing affordable housing options for Columbians who wish to own their own home. Each proposed home is to be priced at roughly \$125,000. The homes will be owner-occupied with the underlying land as well as common lot being owned and maintained by the Land Trust. The use of a planned district is beneficial to the mission of the Land Trust, in that it allows a creative solution to limit the selling price of each home, by way of increased density and decreased infrastructure costs.

Five of the proposed homes will front North Eighth Street and the remaining five will front onto Rear Coats Street. Each home includes a garage and one additional driveway space to meet parking requirements. Additional parking spaces are available along North Eighth Street and are to be provided within an enlarged right of way along Rear Coats Street. The applicant will be dedicating five-feet of additional right of way to enlarge Rear Coats Street with the future final plat.

Rear Coats Street is a paved surface of roughly 12 feet in width. The right-of-way along the proposed property is 15 feet wide. Neither width is not compliant with any existing street standard within Appendix A of the UDC and is not compliant with the minimum required 20-foot width for access per the Fire Code. To ensure that the home fronting onto Rear Coats Street have sufficient emergency and fire code access, the development plan shows two emergency access drives between Buildings 6 and 7 and Buildings 9 and 10. These access drives permit any of the dwellings to be within 150 feet of emergency apparatus which is the Fire Code maximum permitted distance.



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The existing sidewalk along Eighth Street will be replaced with a compliant 5 foot sidewalk and additional sidewalk will be provided along Rear Coats and across the property from east to west at the location of each emergency access drive. This allows pedestrian access from the Eighth Street side of the property to Rear Coats, for both pedestrians and emergency personnel. The required 15% site landscaping is provided, as are street trees along both Rear Coats and Eighth Street.

The Planning and Zoning Commission considered this request at their October 18, 2018 meeting. Housing Programs Manager, Randy Cole, addressed the Commission and responded to general questions relating to the Land Trust and the project. Four members of the public spoke in support of the project, but also voiced concerns over traffic along Rear Coats and stormwater issues. One speaker suggested that Rear Coats be limited to one-way traffic to limit the traffic coming down from the rear of businesses along Business Loop 70. In response to these concerns, staff stated stormwater plans would be required as a part of the final platting process and the access restriction recommendation would be taken into consideration.

Following limited additional discussion, the Commissioners voted 6-0 in favor of the rezoning, with Commissioners Stanton and Toohey recusing themselves from discussion.

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. Public infrastructure extension/expansion would be at the cost of the applicant.

Long-Term Impact: Public sewer maintenance, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and 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: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning and development plan as recommended by the Planning and Zoning Commission.