



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2025

Re: Alan Creek Estates – PD Plan, Statement of Intent & Preliminary Plat (Case # 207-2025)

Executive Summary

Approval of this request would result in a new PD (Planned Development) plan, associated statement of intent (SOI) and preliminary plat to be known as “*Alan Creek Estates Plat 1*”. The new PD plan and SOI would permit the development of the site with 55 single-family attached dwellings and a community building. The approximately 5.2-acre subject site is currently zoned PD, is located northwest of the intersection of McKee Street and Alan Lane, and includes the address 1805 McKee Street.

Discussion

A Civil Group (agent), on behalf of J Kaplan Properties (owner), is seeking approval of a new PD Plan and statement of intent (SOI) for two lots, including the address of 1805 McKee Street. The requested SOI would allow the development of all residential uses except for dwelling, live-work, manufactured home park, and second primary dwelling unit. A total of 55 single-family attached dwellings resulting in a development density of approximately 10.5 units/acres is anticipated on the 5.2-acre site. The PD Plan illustrates a community room being developed in the northern portion of the site near the southern edge of the floodplain.

A former PD Plan was approved in 2000 for this acreage (Ord. 16310) that included 4 multi-family structures with 8 units each (32 dwellings) and depicted the existing detached single-family dwelling in the southeast corner of the site as remaining. The current proposal indicates this dwelling will now be removed. The former PD Plan yielded a development density of 6.3 units/acre. The current request is sought given the former PD Plan is considered “expired” and desired revisions to the approved SOI relating specifically to allowed uses on the site.

This site was previously platted in 2000 as lots 1 and 2 of McKee Estates Plat 1 (Ord. 16580), with lot 2 lying in the southeast corner of the site, abutting both McKee Street and Alan Lane. The proposed PD Plan will serve as a revised preliminary plat for the site and future development upon the site would be subject to approval of a new final plat prior to the issuance of building permits. The PD Plan/Preliminary Plat depicts 56 lots, 55 of which will contain single-family attached dwellings and one common lot for an ingress/egress easement, stormwater management, tree preservation, and a community building.

The ingress/egress easement must be dedicated upon final platting, and will cover all drive aisles and parking for the development. This access is considered a private street rather than



a private drive since it is providing access to more than 5 lots and not located within a platted public right-of-way. The streets will be named Paz Place, Andreas Way, Ella Avenue, and Jerry Lane, and will be identified as "private" on the future street sign.

The site is bordered by R-2 zoning in every direction, but is buffered by Alan Lane and McKee Street to the south and east, respectively. The northern portion of this site is largely encumbered by a floodplain overlay and part of this floodplain is identified as a floodway per SEMA (State Emergency Management Agency) proposed flood maps. To the west, this site borders 8 lots that all appear to be improved with detached single-family dwellings and accessory structures, with the exception of one lot that contains what appears to be non-conforming uses per aerial imagery.

Sec. 29-2.2(4)(iv) of the UDC, allow "design exceptions" to be considered at the time of PD rezoning and plan approval from the generally applicable "Form and Development" standards found within Art. 4 of the UDC. Article 4 include dimensional standards for lots, parking standards, and open space standards applicable to all forms of development. Typically, relief from these standards requires Board of Adjustment approval; however, given that PD zoning is requested the UDC allows the Commission to recommend and the Council to approve modifications as part of the rezoning process. Below is a list of the "design exceptions" sought in connection with this request. The "design exceptions" shown below are also listed on the PD Plan.

DESIGN EXCEPTIONS

- Allow lots with less than 30-feet of width.
- Allow attached single-family lots with less than 3,500 square feet of total area.
- Allow lesser front yard, side yard, and rear yard setbacks.

The remaining site area outside individual attached single-family lots will be platted as a common lot. Given this proposed arrangement not having individual lot setbacks meeting typical dimensional standards appears appropriate as the lots containing structures, when combined with the common lot, will be equal to or in excess of the typical required setbacks from a public right-of-way or adjacent properties.

Multiple single-family attached units, typically townhome construction, are developed to be anywhere between 18 to 25 feet in width for each dwelling. Given the UDC requires at least 30 feet of lot width for single-family attached dwellings it unintentionally discourages development like that proposed with greater than 2 attached dwellings without approval of the above noted design exceptions. Furthermore, staff finds that given the existing environmental constraints on the site the modification of the existing PD zoning via the requested design exceptions will result in more positive outcomes than if the site were rezoned to the R-2 district and developed conventionally. The PD designation allows the



concentration of density outside the site's most sensitive areas and the design exceptions permit a housing typology believed compatible with surrounding development.

137 parking space is being provided for the 55 single-family attached dwelling units within the common lot shown on the PD Plan. The location of the parking is a deviation from the requirement that parking for single-family dwellings, attached or detached, be located on the site of the dwelling unit. Additionally, the amount of parking is 27 spaces greater than the minimum required, 2 spaces/dwelling, for the 55 dwellings. The additional parking is being considered "guest" parking. Finally, there are 12 bicycle parking spaces being provided within the development, which is the requisite number required for a typical multi-family development. Furthermore, given more than 100 parking spaces are being provided, the parking areas are being landscaped in accordance with the provisions of the UDC with 1 tree per 4,000 sq. ft. of parking paved area. The applicants are also providing screening at the terminus of the parking areas to the west to protect adjacent properties from vehicle headlights.

The SOI states that the site is to retain 48% of the existing vegetation and will maintain 15% open space/landscaping and the PD Plan contains a note regarding compliance with the UDC tree preservation standards. Furthermore, street frontage landscaping will be provided in accordance with the UDC and and 1 street tree/60 feet of frontage along both McKee Street and Alan Lane, respectively, are to be installed. Maximum building height is limited to 35 feet which aligns with maximum height allowed in the adjacent R-2 zoning districts.

Direct driveway access to Alan Lane and McKee Street is restricted based on the classification of each roadway and per note 5 on the PD plan. Access on the site will be provided by two points of ingress/egress to each of the adjacent streets. Internal drive aisles will provide vehicular and pedestrian circulation for residents and will be considered a private street, with 25 feet of width for the main drive aisle, and approximately 23' of width for access to parking areas serving the dwelling units on the western portion of the site. The final width of the internal accesses will be verified for Fire Code compliance at the time of final development design and construction plan submission.

5-foot sidewalks will be improved on all public street frontages, as they do not presently exist. The applicant is not providing sidewalks for the internal access along the drive aisles/private street, except in front of the community building. Given there are no requirements for private street construction outlined in the UDC the installation of such improvements is left to the developer's discretion. For a point of comparison, if all units were developed on one lot (i.e. traditional multi-family apartment complex), sidewalks are not necessary along the edge of internal access drives/parking spaces leading to dwelling units. It should be noted that sidewalks will be provided leading from the parking area to the individual dwelling units within this development.



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Necessary easements are proposed to be dedicated upon final platting. Such easements include a 10-foot general utility easement running north/south along the western edge of property along McKee Street frontage and a 25-foot general utility easement running east/west along the southern edge of the property along Alan Lane frontage. There is also a 16-foot easement running diagonal, mostly east/west along the floodplain on the site that will be rededicated upon final platting that currently has city sewer within it. Both McKee Street and Alan Lane presently have 50-feet of right-of-way, which meets the minimum standards for local residential streets per Appendix A. of the UDC. Stormwater BMPs are present on the southern and northern portions of the site to mitigate impacts of impervious paving. There is a single sign proposed near the southern edge of the site that is not to be larger than 16 square feet with a maximum height of 4 feet, conforming to signage requirements of Table 29-4.8-8 of the UDC.

The Planning and Zoning Commission considered this request at their July 24, 2025 meeting. Staff made a presentation on the case, and the applicant then was available for questions. Two members of the community spoke in regards to stormwater management concerns on this site. One of the speakers also expressed concern about dwelling unit density on the site.

Following limited Commissioner discussion, a motion was made to approve the proposed rezoning, PD Plan, and Statement of Intent subject to minor technical corrections which received unanimous approval with a vote of 8-0. All technical corrections to the request have been made since the Commission hearing.

The Planning and Zoning Commission staff report, locator maps, PD development plan, Statement of Intent, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
09/07/2000	Approved final plat of McKee Estates (Ord. 16580)
01/03/2000	Approved rezoning to PD, PD Plan of McKee Estates PUD (Ord. 16310)

Suggested Council Action

Approve the proposed PD Development Plan to be known as “Alan Creek Estates Plat 1” and a “site-specific” Statement of Intent inclusive of design exceptions as recommended by the Planning and Zoning Commission.