

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 18, 2020**

SUMMARY

A request by Crockett Engineering (agent), on behalf of On the 9th, LLC and Nash Investments (owners), for approval of a major amendment to the On The Ninth at Old Hawthorne PD Plan located on property zoned PD (Planned Development) to revise the Statement of Intent and reduce the distance between dwelling units from 16 feet to 12 feet. The 5.68-acre property is located on the east side of Old Hawthorne Drive West, approximately 1,300 feet north of Route WW. (**Case #121-2020**)

DISCUSSION

The applicant is seeking to reduce the minimum distance between buildings within the PD plan from 16 feet to 12 feet. This requires a revision to the Statement of Intent since the distance is stipulated there. The request also includes a major amendment to the PD plan that reflects a revised building footprint for the lot in the southwest corner of the development site - the number of dwelling units on the lot has been reduced to three and reoriented, and the lot itself is subdivided into separate lots for each dwelling, similar to the rest of the sites units (not including recently approved PD Plan change for the single-family detached area). Also, the street trees that were shown along Old Hawthorne Drive West have been removed, as this is no longer a requirement due to a recent UDC revision.

The most significant requested revision is the reduction to the minimum distance between dwelling units on the site. Since the majority of the site is constructed, this reduction will likely only affect the recently created single-family detached lots to the west of Bunker Loop, and the building on the newly created Lots 94-96. In regards to the new single-family detached lots (Lots 1-5), the current UDC side yard setback for detached single-family is 12 feet, so the 12-foot building separation would be consistent with current UDC requirements. Staff sees no issue with this request.

The only other building that this would apply to is the one that includes Lots 94-96. It would be allowed to be as close to 12 feet to the building to the east; however the applicant has stated the distance would be approximately 13.5 feet in reality. To compare what would normally be permitted were this property not zoned PD, the dwellings on these lots would be considered single-family attached, which is only permitted in R-MF, and the side yard setback in R-MF is a minimum of 10 feet (so a total of 20 feet would be required between buildings). However, given that the building is not a multi-family dwelling (which can include higher volumes of dwelling units and therefore may be better served with a wider side yard), and that the scope of the change is limited to this one site since the rest of the lots are already constructed (in addition to the single-family lots), staff does not oppose the reduction.

The site has a current PD plan that was recently approved in early 2020, and was updated to be compliant with the UDC at that time. The approved zoning for the site, which occurred in 2005 along with the parcel's annexation, permitted both attached and detached single-family uses on the site. With the revised layout, the plan is still consistent with the permitted density of 6.6 units per acre. Approximately 20 units have been constructed to date. The original plan included 32 dwelling units.

CONCLUSION

Staff is supportive of the requested decrease in the minimum distance between dwellings from 16 feet to 12 feet, and the further subdivision to create Lots 94-96. This change does not appear to be detrimental to the overall development and is believed to be compatible with the surrounding uses.

RECOMMENDATION

Approval of the major amendment to the On the Ninth PD plan and the revised Statement of Intent.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- *Previously approved - On the Ninth PUD Development Plan (2020)*
- *Previously approved - Statement of Intent*
- *On the Ninth PD Development Plan*
- *Statement of Intent*

SITE CHARACTERISTICS

Area (acres)	5.68
Topography	Gradual slope south to north
Vegetation/Landscaping	Turf, some perimeter trees, general landscaping
Watershed/Drainage	Grindstone Creek
Existing structures	Several attached single-family dwellings

HISTORY

Annexation date	2005
Zoning District	PD (previously PUD 6.6)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	On the Ninth at Old Hawthorne Plat No. 1; On the Ninth at Old Hawthorne Plat No. 1-A

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Old Hawthorne Drive West	
Location	Along the west side of property
Major Roadway Plan	NA; local residential (50-foot ROW required; no additional ROW dedicated)
CIP projects	None
Sidewalk	Sidewalks present

Bunker Loop	
Location	Through the property
Major Roadway Plan	NA; private residential street
CIP projects	None
Sidewalk	Sidewalks present on east side, required on west side

PARKS & RECREATION

Neighborhood Parks	None within a half mile.
Trails Plan	None within a half mile.
Bicycle/Pedestrian Plan	None within a half mile.

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 this pending request on May 15, 2020. Nineteen postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner