

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 18, 2018**

SUMMARY

A request by Allstate Consultants (agent), on behalf of Lake George Properties, LLC (owners), seeking a major amendment to the existing, "Lake George PD Plan." The property is located at 5000 Richland Road. The purpose of this major amendment is to add a 5-unit independent living facility on the north side of the existing side of the existing assisted living facility. The applicant is also seeking relief from the provisions of Section 29-4.6(c) of the UDC, which requires an entry door facing the street from which the property is addressed. **(Case 18-185)**

DISCUSSION

The applicant is seeking a major amendment to the existing Lake George PD Plan to allow construction of a 5-unit independent living facility on their property. The additional building will expand the operations of the Lake George Assisted Living to better serve potential clientele who do not require consistent assistance by a caregiver for essential activities of daily living, such as feeding, bathing, dressing, or mobility. The original statement of intent for this property did not include permissions for an independent living facility; therefore, a revised statement of intent has also been submitted.

The proposed building will be one story, and no greater than 30 feet in height, which is consistent with the original statement of intent for the property. Three additional parking spaces are proposed near the existing dumpster enclosure, including one handicapped stall, which will serve the proposed building. As a result of the plan changes, additional stormwater detention must be installed. The site currently utilizes a small rain garden south of the existing structure. A larger detention basin will be constructed to the east of the entry drive, near Richland Road to mitigate the stormwater impacts of the additional impervious area of the proposed building and parking area.

No sidewalks exist along the property's Richland Road frontage, which would typically be required upon construction of a primary building. However, a sidewalk variance was granted for the property in 2014 and remains in effect. The internal sidewalk network depicted on the plan is sufficient for the needs of onsite residents, and it is unlikely that visitors will access the site on foot due to the remote location of the property. Richland Road is unimproved, therefore it is likely that the City would construct a sidewalk in this location in the event that Richland is widened or reconstructed at some point in the future.

Columbia Imagined designates the subject property as part of a Neighborhood District. The area is largely undeveloped and still rural in character. A commercial node exists on the future land use plan, roughly ¼ mile to the east, at the intersection of Grace Lane/Rolling Hills Road and Richland Road. Given these contextual uses and the future land use designation, the proposed expansion of the residential care facility is viewed as a low-intensity residential use and considered appropriate in this location.

Design Exception

In addition to the PD Plan and Statement of Intent changes, the application is seeking a design exception from Section 29-4.6(c)(1) of the UDC. This section requires that a principal building shall have one or more operating entry doors facing and visible from the adjacent public street. The

existing structure on the subject property was constructed with the primary entry door facing the street. However, the proposed building additional would face east; toward the parking area and entry drive instead of Richland Road. The applicant wishes to maintain this orientation due to the constraints of the long, narrow buildable portion of the property. While the entrance orientation is inconsistent with the strict application of the UDC’s provisions, the entrance is nonetheless visible from Richland Road. Furthermore, given the intended use of the new construction is for an independent living facility patient care and supervision is of utmost importance. The east-facing façade allows ease of access and oversight for staff.

Additionally, the subject property lies in a largely undeveloped, nearly agrarian setting. The existing building is set back from the roadway approximately 350 feet, and the proposed building entrance will be set back close to 200 feet. Staff believes this section of the UDC was intended to apply in more urban settings, where pedestrian-orientation is advantageous. The benefit in this application is minimal; therefore staff supports the requested variance.

The proposal has been reviewed by staff, and meets all applicable City zoning standards with the exception of the requested exception.

RECOMMENDATION

Approve the major PD Plan amendment subject to:

1. Approving the amended Statement of Intent to permit an independent living facility.
2. Granting the design exception to Section 29-4.6(c)(1) requiring the entry door to face the street from which the property is addressed.

ATTACHMENTS

- Locator maps
- Statement of Intent
- “Lake George PD Plan” dated October 12, 2018

HISTORY

Annexation date	2013
Zoning District	PD (Planned District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 201, Lake George Plat 2

SITE CHARACTERISTICS

Area (acres)	4.57 acres
Topography	Steadily sloping to SE, toward lake
Vegetation/Landscaping	Generally turf, minimal landscaping
Watershed/Drainage	Perche Creek
Existing structures	Assisted Living Facility

UTILITIES & SERVICES

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

ACCESS

Richland Road	
Location	Northern edge of property
Major Roadway Plan	Major Arterial (unimproved & City-maintained) 53 ft ½ width ROW
CIP projects	N/A
Sidewalk	Unimproved; sidewalks required

PARKS & RECREATION

Neighborhood Parks	0.38 miles West of Eastport Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner