

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 9, 2021

SUMMARY

A request by Crockett Engineering (agent), on behalf of West Rock II, LLC (owner), for a 1.45-acre preliminary plat containing 6 single-family residential lots and two common lots. The subject site is zoned R-1 (One-family dwelling), and is located on the north side of Green Meadows Road at Green Meadows Circle. **(Case # 27-2022)**

DISCUSSION

The applicants are seeking to replat the property at the northwest corner of Green Meadows Road and Green Meadows Circle, to create 6 single-family lots and 2 common lots that will be used for green space and stormwater mitigation purposes. The parcel is currently zoned R-1 (One-family dwelling) which permits the proposed single-family use. The subject parcel has seen a number of development proposals each requiring a rezoning action which have been defeated. The current proposal makes use of the existing R-1 zoning and seeks to develop the parcel utilizing its existing entitlements.

The proposed single-family lots have frontage along both Green Meadows Road and Green Meadows Circle and will be accessed via a shared irrevocable access easement (shared driveway) from a single point of access off Green Meadows Circle. The lot arrangement complies with the provisions of Section 29-5.1(f)(1)(iv) of the UDC and the proposed access arrangement is a permissible option that the Community Development Director can approve per both Sections 29-5.1(f)(1)(iv)(A) and 29-5.1(f)(2)(i).

Green Meadows Road is access restricted and based on previously expressed concerns relating to access onto Green Meadows Circle the consolidation of access to the interior of the property via the shared driveway is believed the best solution to permit the proposed development with the least impact to the adjoining roadway network. The proposed use of the property as single-family dwellings is believed to more context-sensitive to the surrounding developed environment and is at a substantially lessor density than prior proposals.

In its review of the UDC's provisions, staff has identified that the provisions relating to having a functional building entry facing each of the adjoining roadway frontages is specifically exempted from this type of development (see Section 29-4.6(b)(1)). Such exemption could result in the rear of each individual single-family dwelling facing the exterior of the site. The applicant has indicated that is not their intent; however, to assure adjoining property owners and ensure future development is truly context-sensitive, the Commission may choose to seek that the applicant place a "developer-imposed" condition on the approval of the plat. This condition could simply state that:

"All future construction upon the residential lots shall have a traditional front building façade facing Green Meadows Road and/or Green Meadows Circle with a functional entry door meeting the requirements of Section 29-4.6(c)(1)".

Additionally, given the shared access to the lots will straddle the internal property line dividing the rear of the lots from one another and is considered an easement, the rear setback for the lots (opposite their

roadway frontage) will be impacted. The impact will be that there will be lessor area for a driveway approach to each dwelling unit's potential garage than would normally exist had a public right of way been platted for access. The shared access will occupy 10-feet of the rear 25-foot setback of each lot; thereby, leaving only 15-feet of possible driveway outside of the travelway of the shared access. This area is considered substandard for vehicle parking which is generally a minimum of 20 feet. To mitigate this possible issue and ensure that fire code minimum access is maintained, the Commission may choose to seek that the applicant place a "developer-imposed" condition on the approval of the plat. This condition could simply state that:

"The rear setback for all residential lots shall be no less than 30-feet".

Aside from the foregoing two observations to which the UDC provides no specific regulatory guidance, this request has been reviewed by both internal and external agencies and found to be consistent with the UDC technical standards. Given its compliance with the technical standards, the preliminary plat is eligible to be approved.

RECOMMENDATION

Approve, "Greenville Subdivision, Plat 1."

ATTACHMENTS

- Locator maps
- "Greenville Subdivision, Plat 1"

HISTORY

Annexation date	1964
Zoning District	R-1 (Single-Family Residential)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 202, Rock Bridge Christian Church Plat 2

SITE CHARACTERISTICS

Area (acres)	1.45
Topography	Generally flat, slight slope to the east
Vegetation/Landscaping	Turf/Natural
Watershed/Drainage	Perche Creek
Existing structures	Vacant

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Green Meadows Road	
Location	South side of property
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks constructed

Green Meadows Circle	
Location	North side of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Sidewalks constructed

PARKS & RECREATION

Neighborhood Parks	Rock Bridge Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	Both access roadways are Green Routes

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 November 8th. 11 postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No mtg held due to COVID-19) Comments/concerns: General inquires received
Notified neighborhood association(s)	Green Meadows NA, Village South HOA, Crescent Green HOA, Greenbriar-Trail Ridge NA
Correspondence received	None at the time of this report.

Report prepared by Rusty Palmer

Approved by Patrick Zenner