

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 9, 2021**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. (owner), for approval of a major amendment to the *Woods Edge PUD Plan* to expand the size of Lots 14, 20, 24-29, decrease the size of Lot C7 and C9, and create Lot C10 along Hoylake Drive. The affected lots are located north of Hoylake Drive, east of Sahalee Ct, and west of Brandon Dunes Ct, approximately 1,500 feet west of Rolling Hills Road. (**Case # 28-2022**)

DISCUSSION

The applicant is seeking to amend an existing PUD plan known as *Woods Edge* to enlarge several residential lots and to decrease two existing common lots. The amendment will generally affect 8 residential lots and 2 common lots, and all lots would be required to be replatted if this amendment is approved. It is important to note that the PD plan for this site has a different name than the approved subdivision plat. While the PD plan is referred to as *Woods Edge*, the final plat was named *The Brooks, Plat No. 1* when it was approved due to an owner requested change. The revision will also indicate that this is now referred to as a PD plan, and no longer a PUD plan.

This plan was originally approved in 2014 as an 87-lot residential subdivision of PUD-4 zoned property, which permits up to four dwelling units per acre. The zoning of the property and adoption of the attached Statement of Intent (SOI) was approved by Ordinance #20801 when the property was annexed into the City in 2010. The subject site is a portion of the 135-acre tract that was annexed.

The principal motive of the amendment is to increase the size of several residential lots by incorporating a portion of the adjacent existing common lot. The portion of Lot C7 that would be reallocated into Lots 20 and 24-29 does not currently include any climax forest or other trees. The expansion of Lot 14 would include the reduction of climax forest area by approximately 8,000 square feet. With this reduction, the site would still be compliant with the requirement to preserve 25% of a site's climax forest, as well as the SOI requirement that 25% of the site's existing vegetation be preserved.

The common lot is not currently owned by an established homeowners association, but is still owned by the applicant. Staff has not at this time received any objection to the proposed amendment from residents of the subdivision, all of whom were notified of the proposed amendment. The applicant has indicated to staff that there were no letters of support from residents.

The other significant change between the current PD plan and the proposed amendment is located in the lower southwest corner of the site. In the initial PD plan, Hoylake Drive terminated at the west property line; however, the proposed PD plan amendment shows Hoylake Drive turning south and terminating at the development's southern property line where it now connects with Hoylake Drive that is constructed through the Brooks subdivision and connects with Hwy WW. This change was anticipated when the original PD plan was approved and was reflected in the second-to-last note on the original PD plan that describes the possibility that a street may extend through the common lot. Due to the note, no amendment to the original PD plan was necessary when the street was redesigned to turn south with the replat of the site as shown in *The Brooks, Plat No. 1-A* which was approved in 2018. However, this PD plan amendment will reflect the change in the street alignment so that it is accurate with what was constructed.

Conclusion

The reduction in common space will not significantly affect the amount of open space or climax forest preservation on the site. It will reduce the amount of open space area that would be controlled by the neighborhood once the common lots are transferred to an HOA, but at this time, no objection has been received by any resident in the subdivision.

Staff have reviewed the proposed PD plan amendment and find it meets the technical requirements of the PD district and the UDC.

RECOMMENDATION

Approval of the major amendment to the *Woods Edge PD Plan*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan
- PUD Plan (8/4/2014)
- Final Plat (3/20/2017)
- Final Plat (8/20/2018)
- Statement of Intent (12/6/2010)

SITE CHARACTERISTICS

Area (acres)	57.17
Topography	Flat to steeply sloping on the north
Vegetation/Landscaping	Climax forest, turf
Watershed/Drainage	Grindstone Creek
Existing structures	Multiple single-family dwellings

HISTORY

Annexation date	2010
Zoning District	PD (formally PUD-4)
Land Use Plan designation	Neighborhood, Open Space/Greenbelt
Previous Subdivision/Legal Lot Status	The Brooks, Plat No. 1; The Brooks, Plat No. 1-A

UTILITIES & SERVICES

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

ACCESS

Hoylake Drive	
Location	Through the site
Major Roadway Plan	Neighborhood Collector (Improved and City maintained); 66' of ROW required, no additional ROW dedication required.
CIP projects	None
Sidewalk	Sidewalks existing.

PARKS & RECREATION

Neighborhood Parks	Within half-mile of Eastport Park
Trails Plan	North Fork of the Grindstone Trail to the northwest of the site.
Bicycle/Pedestrian Plan	Eight-foot wide sidewalk/pedway installed on east side of Rolling Hills Road

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 3, 2021. Seventy-seven postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner