

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 19, 2019**

SUMMARY

A request by Crockett Engineering (agent) on behalf of AMW Investment Properties, LLC (owner) to revise the existing, "Sidra Subdivision PD Plan," to permit the construction of a carport structure over existing parking spaces, the installation of solar panels on top of and adjacent to the carport structure, and the construction of a small equipment shed near the west end of the residential structures to house components of the solar system. The subject site is located at 2002 Rashid Court, and contains 0.86 acres. **(Case # 199-2019)**

DISCUSSION

The Sidra Subdivision PD Plan was approved by Council in September 2017. The applicant is seeking to revise the approved PD plan to permit construction of a carport over a portion of the parking area, a retaining wall along the northern edge of the property, and a rooftop and ground-mounted solar array located to the south of the parking area. The proposed changes to the plan impact private infrastructure with the addition of solar, and the ground-mounted array and utility shed will negate a portion of the site's open space, thus a major PD amendment is required.

While undertaking detailed site engineering, the applicants determined that a retaining wall is necessary across the north property boundary to address grading concerns across the site, and to permit usable outdoor space for residents of the development. Landscaping and screening in this location will not be impacted. Additionally, the vertical separation created by the wall will further help with buffering and delineation between the subject site and the properties to the north and west. The proposed carport structure offers covered parking for up to seven vehicles, and would allow for roughly 800 square feet of roof-mounted solar panels. Another 800 square feet of ground-mounted solar panels are delineated just south of the carport, on an open lawn area. With the addition of solar panels the need arose for a utility shed on the property, which has been located just west of the residential structure on the plan. The shed will house required cutoffs and panels for the solar arrays, as well as other solar-related equipment. In this location the retaining wall and screening device will screen the shed from neighboring properties to the west.

Staff considers the proposed amendments to be reasonable. The applicants have indicated a market demand for additional amenities, such as the covered parking and solar electricity. The proposed retaining wall is responsive to site topography and provides greater separation between the site and neighboring properties. These amendments are in keeping with the approved statement of intent, which is attached.

RECOMMENDATION

Approve the proposed revisions to the "Sidra Subdivision PD Plan."

ATTACHMENTS

- Locator maps
- "Sidra Subdivision PD Plan," dated August 9, 2019
- Approved Statement of Intent
- Public Correspondence

HISTORY

Annexation date	1966
Zoning District	PD (Planned District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 1, Sidra Subdivision

SITE CHARACTERISTICS

Area (acres)	0.86 acres
Topography	Sloping north to south, rough graded
Vegetation/Landscaping	Turf or bare
Watershed/Drainage	Perche Creek
Existing structures	Under Construction

UTILITIES & SERVICES

All services provided by City of Columbia

ACCESS

Stadium Boulevard	
Location	Along eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Unimproved, Sidewalks Required

Primrose Drive	
Location	Along southern edge of property
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A
Sidewalk	Unimproved, Sidewalks Required

PARKS & RECREATION

Neighborhood Parks	Immediately east of LA Nickell Golf Course
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 a public information meeting, which was held on August 27, 2019.

Public information meeting recap	Number of attendees: 3 Comments/concerns: Aesthetics and site maintenance
Notified neighborhood association(s)	Valley View Gardens Neighborhood Association
Correspondence received	E-mail (attached)