



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2019

Re: Sidra Subdivision PD Plan – Major Amendment (Case 199-2019)

Executive Summary

Approval of this request would result in the revision of the “Sidra Subdivision PD Plan” and updating the existing 2017 Statement of Intent to allow installation of a retaining wall, a carport structure, solar panels and a utility shed on the property.

Discussion

The applicant is seeking to revise the “Sidra Subdivision PD Plan” and update the approved Statement of Intent to permit construction of a carport over a portion of the parking area that would incorporate rooftop solar panels, a ground-mounted solar panels south of the carport structure, and a retaining wall along the northern edge of the property. The proposed changes add private infrastructure and structural improvements not previously shown on the PD plan that will negate a small portion of the site’s open space. Given such action and pursuant to UDC requirements approval of a new PD plan prior to issuance of building permits is required. It should be noted that the proposed changes are permitted per the existing Statement of Intent approved in September 2017; therefore, no revision to that document is sought with this request.

While undertaking detailed site engineering, the applicant’s determined that a retaining wall is necessary across the north property boundary. This retaining wall will address grading concerns across the site, and permit usable outdoor space for residents of the development. Previously approved and required 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, to the south of the proposed residential dwellings, offers covered parking for up to seven vehicles and would allow for roughly 800 square feet of roof-mounted solar panels. The revised PD plan proposes an additional 800 square feet of ground-mounted solar panels immediately south of the carport, on an open lawn area. The proposed utility shed is needed to contain required cutoffs and electrical panels related to the solar panels and is located just west of the residential structure. The retaining wall and proposed privacy fence will help to screen the shed from neighboring properties to the west.

The Planning and Zoning Commission considered this case at its September 19, 2019, meeting and asked questions relating to landscaping and screening requirements as well as noted that the retaining wall would actually addressed a previous concern regarding pedestrian cut-through traffic on the adjacent property to the north. Commissioners also asked the applicant whether these amenities were considered at any time prior to the PD



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Plan approval in September 2017. The applicant's agent indicated that they were not. After additional limited discussion, the Commission voted to approve the plan amendment (7-1).

The Planning and Zoning Commission staff report, locator maps, revised PD Plan dated August 9, 2019, updated Statement of Intent, public correspondence, and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/18/2017	Approved: "Sidra Subdivision PD Plan," and rezoning (Ord. 023306)

Suggested Council Action

Approve the revised "Sidra Subdivision PD Plan" and updated Statement of Intent as recommended by the Planning and Zoning Commission.