

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 5, 2020**

SUMMARY

A request by A Civil Group (agent), on behalf of Adam and Heather Plues (owners), for a PD (Planned Development) Plan major amendment to revise the Development Plan and Statement of Intent for the Taylor House PD Development Plan at 716 W. Broadway. The plan revision includes an 800 square foot addition to the front of the existing carriage house, internal sidewalks, and a pickleball/basketball court. The approximate 0.7-acre property is zoned PD (Planned Development) and HP-O (Historic Preservation- Overlay). **(Case #62-2020)**

DISCUSSION

The applicant seeks approval of an updated development plan and statement of intent (SOI) for the historic Taylor House Bed and Breakfast at 716 W. Broadway to allow for an 800 square foot addition to the existing carriage house, an 800 square foot pickleball/basketball court in the rear of the property, internal sidewalks to connect the accessory uses, and revisions to the landscape plan (e.g. the pond was removed due to safety concerns and other revisions desired by the present owners such as a fence north of the existing arbor on the eastern property line).

Both the development plan and the SOI worksheet are also modernized to reflect standard PD plan requirements. Additionally, the applicant is requesting approval of site-specific setbacks, exemption from a level II landscape buffer on the rear of the property, and a larger amount of square footage for accessory or amenity uses on the site than would typically be allowed for developments not in a PD zoning district. These specific design exception requests are shown on the PD plan and are explicitly requested in SOI worksheet.

The 0.7-acre property was zoned PUD-3 (now PD) and HP (now HP-O) in 1999 as well as an SOI and development plan to permit a 5-guestroom bed and breakfast on the site. The approved SOI also included the now-built apartment over the carriage house to be used by a family member, an internal apartment within the main house to be used by the purveyors of the bed and breakfast, and nine parking spaces to be used by all users of the site. The permitted uses for the property are not requested to be revised at this time.

The Historic Preservation zoning (HP-O) bestowed landmark status to the 37-foot tall home on the property. As such, a certificate of appropriateness is required for any modifications to the aspects of the home which is listed as a "landmark" structure, including the front and side porches, front stairs, windows visible from Broadway, all exterior surfaces as well as some aspects of the interior of the home (see attached Ord. No. 016256 for regulated elements). No modifications are requested to the main home at this time.

The proposed addition to the non-historic carriage house and pickleball court and landscaping/site revisions do not require a certificate of appropriateness as these features are not subject to the landmark designation ordinance; however, these aspects do require approval of a major amendment to the approved PD SOI and plan.

Presently, the Plues are using the home only as a private residence and the option to resume use of the dwelling as a bed and breakfast would remain of the proposed SOI and plan amendment were approved. The Plues seek to expand the existing carriage house by 800 square feet to allow for additional living space for their parents. The other site amenities are intended to be used by the family

or if there are guests in the future. The SOI does not permit use of the carriage house apartment as guest accommodations, and neither the carriage house nor the main home's caretaker apartment are able to be rented out as independent apartments— they are only usable by family members. This is not changed from the original SOI. Only one electric and water meter is supplied to the property, reflective of this condition.

DESIGN EXCEPTIONS

In addition to the previously approved building and site element modifications now considered design exceptions from those otherwise permitted in a residential zone (e.g. height, parking, and structure encroachments into setbacks) as shown the approved plan, the applicant is seeking design exceptions from the requirements of UDC Sections 29-4.4 Table 4 pertaining to screening and buffering along the southern boundary of the property and 29-3.3(ii) pertaining to maximum lot area devoted to accessory uses and buildings. Additionally, the revised SOI and PD plan seek to make clear the modified setbacks previously approved to reflect the existing encroachment of the parking area and carriage house, and a new paver patio which will generally encroach to the same extent as the existing paver-paved area as shown on the plan.

The neighbor most directly impacted by these design exceptions is the neighbor directly to the south of the subject site and addressed as 116 Lindell Dr. The applicant requests that the existing landscape bed around the paver-paved area be considered a sufficient substitute landscape screen/buffer instead of a level-II buffer (four foot wide landscape buffer and six foot tall screening device) on the applicant's property. The neighbor at 116 Lindell has a six-foot tall wooden privacy fence on the rear of their property, which is likely providing a buffering effect, and they have provided the attached email supporting the revised plan. The adjoining property owner's fence also runs parallel to the driveway to the rear of the property from Lindell Drive, which will screen the pickleball/basketball court from view.

In terms of the request to allow the total lot area devoted to accessory structures and buildings to exceed the maximum permitted (the current standards only allow such uses to be equal to the first floor square footage of the principal structure on a lot), staff notes that these areas are amenity spaces which support the primary, permitted use of a bed and breakfast or a single family home. While it is atypical for accessory structures to exceed the footprint of a primary structure, it is also not typical for a residential property to have a private pickleball/basketball court and a large carriage house.

Given the property is 0.7 acres (30,492 sq. ft.) and the fact that the accessory features in question are generally to the rear of the primary structure and the carriage house expansion (designed to fit in with the aesthetics of the historic home), staff believes the impact of these additional improvements are generally positive to the inhabitants of the property and create minimal impact upon the neighbors. Furthermore, if this exception was granted and the improvements constructed as proposed, it will result in 60% of the site being retained in landscaping.

A neighborhood meeting with neighbors and representatives of the Historic Broadway Neighborhood Association was held by the homeowners and their agent in January 2020 to discuss the proposed plan update. On February 11, 2020, the City held a Public Information meeting at which several neighbors were in attendance. Three phone calls have been received relating to this matter in addition to the correspondence from the adjoining property owner (Mr. Becking) to the south of the site. All correspondence received prior to preparation of this report has been in support of the plan as presented.

CONCLUSION

One of the intended purposes of the PD zoning district is to allow for site-specific modifications from the standard regulatory provisions when unique or extraordinary proposals or unique site conditions impact potential development opportunities. As stated within the UDC, when design exceptions are considered within a PD Plan the objective of the exception should clearly be related to the scope of the PD plan and/or include clear benefits or amenities to the City that would not otherwise be required by the base zoning district.

Based on the information presented to staff, the subject site is proposed to be highly amenitized to reflect its permitted use as a bed and breakfast as well as the current owner’s intent to use the site’s improvements to meet their multi-generational family needs. The proposed PD plan revisions and the requested design exceptions have been fully vetted by the neighborhood and are supported as presented. Staff has not identified any public detriment that would be created if the proposed PD plan revision as well as design exceptions are approved and find the given the site’s permitted uses, use restrictions, and overall size that the requested changes are appropriate.

RECOMMENDATION

Approval of the Taylor House PD and Landscaping Plan revisions (which include the design exceptions) and the associated revised Statement of Intent.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Proposed Taylor House PD and Landscaping Plan
- Revised Statement of Intent Worksheet
- Previously approved – Zoning SOI and Plan for the Taylor House Bed and Breakfast (1999)
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	.7 acres
Topography	Generally flat
Vegetation/Landscaping	Landscaping
Watershed/Drainage	Hinkson Creek
Existing structures	Improved with existing home, carriage house, patio and arbor

HISTORY

Annexation date	1905
Zoning District	PD, HP-O
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Lot 1, Replat of Lot B of Taylor’s Subdivision

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Broadway	
Location	Along the north side of property
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	Sidewalks present

Lindell Road	
Location	Along the south side of property
Major Roadway Plan	Local residential
CIP projects	None
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Nearest parks are Again Street, Westwinds and Kiwanis Parks (all approx. ¾ mile away)
Trails Plan	Connects to MKT approx. ¾ mile via bike blvd.
Bicycle/Pedestrian Plan	3 blocks west of the MKT bike blvd. connector at Broadway/Edgewood

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 February 11, 2020.

Public information meeting recap	Number of attendees: 6 (including agent and property owner) Comments/concerns: None.
Notified neighborhood association(s)	Historic Broadway, Historic Old Southwest and West Ash Neighborhood Associations
Correspondence received	3 phone calls and one email, all in support.

Report prepared by Rachel Bacon

Approved by Patrick Zenner