



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: The Cottages of Northridge Planned District plan and Rezoning (Case #201-2020)

## Executive Summary

Approval of this request would result in the rezoning of 2.45 acres from R-1 (One-family Dwelling) to PD (Planned District), approve a Statement of Intent, and approve a PD plan to be known as "The Cottages of Northridge." The PD plan depicts a 16-lot residential development using dimensional standards similar to those allowed by the cottage standards and would restrict the use on the site to single-family detached dwellings. The subject property is located north of the intersection of Northridge Drive and Wayside Drive.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Hemme Construction (owner), seeks approval of a PD Planned District rezoning with a development plan and Statement of Intent (SOI) on 2.45-acres of vacant R-1 property located north of the intersection of Northridge Drive and Wayside Drive. If approved, the site would be improved with sixteen single-family structures using "cottage" dimensional standards which are typically permitted in the R-2 District following Board of Adjustment approval. PD zoning and its associated Statement of Intent allows for the modification of standard dimensional requirements as well as other development limitations.

The applicant testified that the proposed PD plan and rezoning is to permit affordable cottage-style single-family housing. While such housing could be accomplished within the R-2 district, the applicant seeks PD zoning to restrict on-site development to single-family detached dwellings via the associated Statement of Intent. Additionally, the SOI proposes authorization of dimensional standards similar to those associated with the "cottage" standard as defined within the UDC.

The proposed PD plan depicts sixteen residential lots and a common lot having access from Bragg Court and Nest Court. The development layout includes an off-set "T" turnaround at its northern terminus in lieu of a typical cul-de-sac to ensure compliance with the 2018 International Fire Code. Revision of the originally submitted development plan to incorporate this turnaround was the principal cause of the request's November 5, 2020 tabling.

If approved, the SOI would permit lots within the development to have a minimum lot area of 3,400 sq. ft. with 20'- front, 6'- side, and 10'- rear yard setbacks. Minimum lot width would be 30' at the building line. While the lots shown on the PD plan do not display minimum lot areas it would appear the smallest lot (Lot #2) is approximately 3,608 sq. ft. and has a minimum lot frontage of 40'. Additionally, the SOI indicates each structure may have an



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attached one-car or two-car garage which, along with tandem-parking, satisfies UDC parking requirements. The SOI did not specify the number of bedrooms per structure.

The PD plan also services as the development's preliminary plat. As such, the plan depicts required utility easements along all roadway frontages as well as accommodates an 8' utility easement along the western property line. Dedication of right of way and easements will occur at the time of final plat.

It should also be noted that as part of the PD plan approval process, conceptual stormwater detention and water quality features have been shown on Lot C1. Significant public comment was made regarding flooding issues in the surrounding area that may be exacerbated by the development of the site. The subject site is the last parcel to develop within the area and installation of such stormwater management infrastructure are anticipated to address the expressed concerns. A full discussion of the stormwater and other publically expressed concerns (i.e. traffic and density) is addressed within attached staff report.

As noted in the staff report, development of this infill site would retain the single-family character of the neighborhood, though with a greater density of development. Overall density on the site, as proposed, is 6.5 du/acre.

Notwithstanding the increase in density, staff finds the proposed PD plan to be congruent with the goals of Columbia Imagined to create "livable and sustainable neighborhoods" by promoting construction of mixed affordable housing options via smaller lot sizes, promoting home-ownership by restricting land uses to single-family detached structures, and encouraging integrated residential densification. Given the site's narrow width, the PD plan is consistent with the "land use and growth management" strategy to "prioritize infill development" by using regulatory incentives, such as cottage-style standards, that aim to make infill projects more feasible.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report and the applicant's representative gave an overview of the request. The applicant presented exhibits illustrating the site's proximity to public amenities such as schools, parks, and healthcare. The applicant noted that the site is accessed from a roadway constructed to neighborhood collector standards and if approved would comply with all land disturbance and stormwater regulations.

There was public input offered at the November 5 public hearing (see attached excerpts). Concerns expressed at that time dealt with increased density, traffic impacts, and stormwater problems. At the December 10 public hearing three members of the public spoke to reiterate the concerns previously stated and expressed additional concern relating to the 10-foot rear yard setback and the potential impact to property values. Staff also received written correspondence (attached) which cited many of the same concerns.



After staff and public comments, Commissioners discussed affordable housing and home ownership, surrounding amenities, and the feasibility of neighborhoods to support smaller lot sizes. Concern was expressed about the ability to provide affordable housing given the construction was a private venture. There was also concern expressed that there appeared to have been a breakdown in communication between the developer and the neighbors. Following additional discussion, a motion to approve the rezoning, SOI, and PD plan passed (6-2).

A copy of the Planning Commission staff report, locator maps, Statement of Intent, PD plan, public correspondence, and meeting minute excerpts (November 5 and December 10) are attached for review.

### Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

### Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
	N/A

### Suggested Council Action

Approve the requested rezoning, Statement of Intent, and PD plan entitled “The Cottages of Northridge” as recommended by the Planning and Zoning Commission.