

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 21, 2021**

**SUMMARY**

A request by A Civil Group (agent), on behalf of the Columbia Housing Authority (owners), for approval of a major amendment to the, *Kinney Point PD Plan*, and the associated statement of intent, on property at the northeast corner of Sexton Road and Garth Avenue. The proposed plan includes 24 multi-family units in a mix of 2, 3, & 4 bedrooms. The site is 1.96 acres in size, which results in a total density of 12.23 units per acre. **(Case 46-2021)**

**DISCUSSION**

The Columbia Housing Authority (CHA) is seeking approval of a major amendment to the existing *Kinney Point PD Plan* and the associated statement of intent. The subject property is part of a larger parcel that was purchased in 2001 and later developed by Grace Covenant Church (GCC). GCC constructed the building that now houses City of Refuge immediately east of the subject lot. Grace Covenant also constructed the other improvements across the larger property, such as the walking trail and basketball court.

The property was later divided, and the subject lot was sold to the CHA in 2012, for the purpose of building a multi-family structure with up to 58 units. In 2013, the CHA submitted a PUD plan for the acquire acreage which depicted one, multi-family structure containing 40 units. The plan was approved by City Council and the CHA currently is entitled to develop the property in accordance with the approved plan. However, since the 2013 approval shifting market factors have led CHA to make changes to their housing model; therefore, they are now requesting the proposed major amendment.

**PD Plan**

The 40 units depicted on the approved PD plan are arranged in a monolithic building oriented toward the Sexton Road frontage of the property. Vehicular access per the plan enters near the southeast and northwest corners of the site and parking is placed along the northern property edge, wrapping around the northeast corner of the site, to the south.

The proposed plan includes 24 units with a mix of 2 to 4-bedroom single-family attached structures. These homes are arranged in rows of 4-7 units. Ten units are placed along the property's Sexton Road frontage, and are oriented toward the street. The remaining 14 units are oriented to the rear of the property, where parking is accommodated by vehicular entries at the northeast corner of the lot, from Garth Avenue, and at the center of the property, from Sexton Road. The modifications reflect a shift toward family-oriented projects when compared to the 1 and 2-bedroom units CHA initially planned on the property. City Staff views this proposed housing type to be more responsive to contextual single-family housing stock, and the design as compatible with the neighborhood fabric.

**Statement of Intent**

Revisions to the statement of intent (SOI), which governs uses and dimensional standards, include updating the SOI to be more compatible with the UDC, modifications to the dimensional standards such as setbacks and building height, and changes to the permitted amount of parking on the property. Many of these changes further reflect the market demand for family-oriented housing.

Many items from the previous SOI are also sought to be carried forward to the proposed SOI. The proposed uses in the new SOI are similar to what is currently permitted, but the form was updated for compatibility with the UDC. The previous SOI permitted all uses allowed in R-3 zoning, plus daycares

and boarding/lodging houses. The proposed SOI would permit all uses allowed in the R-MF zone (the R-3 UDC equivalent), and the current permitted use table is attached to the SOI to clarify which uses are permitted currently.

The currently approved SOI included three provisions (items 8-10) regarding the mitigation of traffic impacts, and the future dedication of right-of-way for improvements planned for the Sexton/Garth intersection. These items were included in the newly-proposed SOI, also as an attachment. The subject property owner will be required to facilitate those improvements through right-of-way dedications and limitations on their vehicular circulation. In particular, the Garth Avenue entrance is to be limited to right-in right-out traffic once the improvements are completed. Timing for this project is uncertain at this time. 1.5' of street easement is denoted on the plan for the unbuilt alley along the northern edge of the property. Furthermore, item 11 was added to the proposed SOI to pledge similar right-of-way dedications in the event that the alley along the northern property boundary is constructed.

Parking provisions, setbacks, and housing types are detailed in the proposed SOI as well. Previously the SOI limited parking to no more than 110% of the required parking for R-3 zoning. The proposed SOI would permit specifically 47 spaces, which equates to 2 spaces per unit. This provision matches the current parking requirement for single-family attached dwellings.

A 25' perimeter setback is proposed for the property's Grath Avenue frontage and 10' perimeter setbacks will be established for the northern and eastern property boundaries. Additionally, the perimeter setback along Sexton Road has been reduced to a 21.5' setback from the current plan approved 25'. The 3.5' reduction moves the building line such that it will mimic the Sexton Road centerline, which is offset 3.5' within the right-of-way. Future right-of-way dedications will take this into account, and serve to center Sexton Road within the right-of-way when and if it is improved/reconstructed in the future.

Landscaping is provided in accordance with standard screening and buffering requirements of the UDC. A 6' property edge buffer is denoted on the plan for the east property boundary. The UDC requires this due to the neighboring non-residential use. Likewise, the northern property boundary does not require buffering because neighboring properties are of a similar residential nature. The backs of buildings are screened from the roadway with vegetative screening. Parking area landscaping and street trees are also provided as required by the UDC.

### **Conclusion**

The proposed major revision to the PD plan and SOI are believed to be compliant with the Comprehensive Plan in that it offers an opportunity to construct context-appropriate infill development, consisting of diverse housing-types that address the applicant's client needs, and that are not considered inconsistent with the surrounding land use character. Additionally, the proposed PD plan presents development that would be at a lesser density than currently allowed. However, staff does acknowledge that the total bedroom count with the proposed plan is greater than that currently approved. Furthermore, the revisions to the SOI are technical in nature and do not excessively expand the use of the property or significantly alter the dimensional standards now in place.

Relevant staff have reviewed the proposed PD plan and finds that it meets the technical requirements of the PD district and the UDC, with the exception of two minor corrections. Line work was inadvertently removed from the plan during the review process, and a note is needed to address treatment of offsite stormwater.

**RECOMMENDATION**

Approve the requested PD Plan to be known as *Kinney Point PD Plan*, pursuant to minor technical corrections.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Proposed PD Plan
- Proposed Statement of Intent
- Approved PD Plan (2013)
- Approved Statement of Intent (2013)

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.95 acres
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Landscaped with turf, shrubs, trees
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Paved trail

**HISTORY**

<b>Annexation date</b>	1905
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1-A of Grace Covenant Church Subdivision Plat 1-A

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>Garth Avenue</b>	
<b>Location</b>	Along the east side of property
<b>Major Roadway Plan</b>	Major Collector (improved and City maintained); 76-66 ROW required. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

<b>Sexton Road</b>	
<b>Location</b>	Along the south side of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within half-mile of Douglass Park, Worley Street Park, Downtown Optimist Park
<b>Trails Plan</b>	None within half-mile
<b>Bicycle/Pedestrian Plan</b>	Existing facilities in place along both Garth and Sexton

**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 December 4, 2020. Twelve postcards were distributed. There have been two (2) written inquiries/comments received (attached) relating to this request.

Report prepared by Rusty Palmer

Approved by Patrick Zenner