



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Supplemental Memo – The Cottages of Northridge Planned Development Plan and Rezoning (B5-21)

Executive Summary

This supplemental memo summarizes changes made to the proposed Statement of Intent and Planned Development (PD) Development plan presented by the applicant at the February 1, 2021 Council meeting. The revisions to the previously submitted Statement of Intent address dimensional standard modifications, maximum house area, minimum landscape installation standards per lot, and common amenity provision. The PD development plan has also been revised to reflect many of the changes graphically. The subject 2.45 acre property is located north of the intersection of Northridge Drive and Wayside Drive.

Discussion

This request was considered by City Council on February 1, 2021 as Council Bill 5-21. At that time, the applicant requested that the case be continued to allow for amendments to the Statement of Intent (SOI) due to concessions made in negotiation with the neighboring homeowners. The applicant requested tabling the hearing to allow time for resubmitting the revised SOI and PD plan to be reconsidered at the February 15, 2021 Council meeting.

Based on their meetings and discussions with concerned neighbors, the applicant has submitted a revised SOI and PD plan, dated 2/2/2021, both of which are attached. While this project was reviewed by the Planning Commission and recommended for approval, the revised plan has not been signed by the Planning Commission Chairperson given it has been amended. The amendments make the PD zoning more restrictive; therefore referral back to the Planning & Zoning Commission is not required.

The SOI has been revised to limit the maximum finished square footage for any house to not exceed 1,550 square feet and limits the average square footage on all lots to not exceed 1,500 square feet. Additional amendments include increasing the minimum rear yard setback from 10-feet to 20-feet; increasing the landscaping requirements; requiring a minimum 15 percent of façade composition of brick or stone; limiting garages to single-car garages; and adding picnic tables, a little library stand, and a small community garden as on-site amenities.

The PD plan has been revised to reflect SOI amendments relating to the notation of the rear yard setback, additional amenities, revised parking calculations, and additional landscaping requirements along Northridge Drive. The lot configuration has not changed.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Additional commitments made by the developer are not reflected in the revised documents: advocating and assisting the neighbors with requesting traffic calming devices from the City along Northridge Drive; installing a west bound speed limit sign on Northridge Drive (if the City allows); and assisting the neighbors with requesting a sidewalk assessment from the City for sidewalks along Northridge Drive. These items are beyond zoning and therefore are not part of the Statement of Intent.

A copy of the revised statement of intent and PD plan is 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
2/1/2021	City Council continued case to grant time for the applicant to submit Statement of Intent and PD plan revisions.

Suggested Council Action

This supplemental memo is provided for reference to the revised plan documents for the public hearing on February 15, 2021.