



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 5, 2022

Re: 2304 Bluff Creek Drive – Major PD Plan & Statement of Intent Revision (Case #109-2022)

Executive Summary

Approval of this request would result in the revision of the 2016 Cotswold Villas @ Bluff Creek Estates PD Plan and grant design exceptions to the dimensional standards for single-family development. The revised PD Plan is to be known as the “PD Planned Development of Bluff Creek Estates Plat No. 8” which proposes 36 single-family detached homesites accessed via a private roadway system. A revised Statement of Intent has also been proposed that addresses authorized uses and dimensional standards applicable to the site. Approval of the revised development plan and SOI is contingent upon approval of a design adjustment (under separate cover) from Section 29-5.1 of the UDC pertaining to development access which proceeds this item on Council’s July 5, 2022 agenda.

Discussion

A request by Crockett Engineering (agent), on behalf of Lyon Crest Properties, LLC (owners), seeking approval of a revised PD Plan and Statement of Intent (SOI) to the 2016 Cotswold Villas @ Bluff Creek Estates PD Plan. The proposed revisions are necessary given the original 2016 approval expired due to not initiating construction on the subject site with 5 years. The revised PD Plan will be known as the “PD Planned Development of Bluff Creek Estates Plat No. 8”. The subject site is located on the east side of Bluff Creek Drive south of its current terminus and is addressed 2304 Bluff Creek Drive.

It should be noted that an associated design adjustment to Section 29-5.1 of the UDC relating to development access, under separate cover on the Council’s July 5 agenda, is a requested by the applicant. Approval of the revised PD Plan and SOI are contingent on the design adjustment also being approved.

In 2016 the subject site was approved for a development containing up to 44 single-family detached homes; however, the PD Plan illustrated only 39 lots. Additionally, the 2016 plan granted relief to the standard dimensional standards associated with single-family home construction allowing for lessor setback along all individual lot boundaries. Furthermore, a variance to the then existing Chapter 25 (Subdivisions) was extended allowing this site to be located within a subdivision exceeding 100 lots with only a single point of access. The applicant failed to commence construction upon the site within 5 years as prescribed by then existing Chapter 29 (Zoning) and has since expired. Approval of the request would allow the applicant to proceed forward with improvement of the site in a manner similar to that previously approved.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The proposed PD Plan has modified the 2016 approved layout by reducing the number of permitted dwellings from 44 to 36, provides opportunities for off-street guest parking, and significantly modifies the site's roadway network. The changes in the number of lots is the result of addressing neighborhood concerns and revisions to the roadway network have addressed public safety accessibility issues. The SOI has been modified to remove proposed development elements that were identified as concerns to adjoining property owners about the potential for "student rentals" and has been further modified to retain all previous dimensional standard reductions approved in 2016. A full analysis of the PD Plan and SOI are provided in the attached staff report.

Given this request constitutes a "major" revision and is required to comply with current PD development and subdivision standards, the applicant has agreed to install residential fire sprinkler systems within each proposed dwelling unit in efforts to mitigate concerns relating to the development's location within a subdivision that has over 30 lots accessed from a single-entry point. These more restrictive standards (from those in place in 2016) were adopted with the 2017 UDC and are codified within the 2018 Fire Code (Chapter 9) of the City Code. A variance to the provisions of Chapter 9 relating to these access requirements was approved by the Building Construction Codes Commission (BCCC) at their April 25th meeting. The relief granted was subject to the applicant installing the individual fire sprinkler systems within each proposed dwelling and granted relief from the necessity to sprinkle all remaining structures within the overall Bluff Creek Estates subdivision.

The Planning & Zoning Commission considered this request at their June 9, 2022 meeting. Following the staff report, the applicant and their representative gave an overview of the proposal and responded to Commissioner questions. Several written comments (attached) were submitted and several members of the public spoke in favor and in opposition to the request. Those favoring the request complimented the applicant on their outreach and favored the diversity the project would bring to the neighborhood in housing types. Those opposed cited concerns about increase in traffic, lack of compatibility with existing housing types and possible reduction in property value, and lack of connectivity to the City's trail system.

Upon closure of the public hearing, the Commission made a single motion to approve the revised PD Plan and Statement of Intent as well as the requested design adjustment from Section 29.5.1 of the UDC. The motion was approved by a unanimous vote of 9-0.

NOTE: The attached legislation approving the revised PD Plan and Statement of Intent is contingent on approval of the associated (under separate cover) legislation relating to the design adjustment.

A copy of the Planning Commission staff report, locator maps, PD Plan, Statement of Intent, Design Adjustment Worksheet, Applicant Correspondence, Approved 2016 SOI, Public Correspondence (supportive and opposed), and meeting minute excerpts are attached for review.



Fiscal Impact

Short-Term Impact: None. Extension and expansion of public infrastructure will be at the expense of the applicant.

Long-Term Impact: Minimal. Future impacts may involve public infrastructure (sewer and water main) maintenance, public safety and trash collections expenditures. The proposed street network service the development is to be private and not maintained by the City. Future maintenance and service costs may or may not be off-set by increased property tax collections and user fees.

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: Infrastructure

Legislative History

Date	Action
5/2/16/16	Approved revised PD Plan, revised Statement of Intent and lessor setback requirements. (Ord. 22803)
9/2/14	Approved rezoning, PD Plan, Statement of Intent, variance to Subdivision Regulation. (Ord. 22186)

Suggested Council Action

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