

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 24, 2025**

**SUMMARY**

A request by A Civil Group (agent), on behalf of J Kaplan Properties LLC (owner), for approval of a new PD (Planned Development) plan, associated statement of intent (SOI) and preliminary plat to be known as Alan Creek Estates Plat 1. The new PD plan and SOI would permit the development of the site with 55 single-family attached dwellings and a community building. The approximately 5.2-acre subject site is currently zoned PD, and is located northwest of the intersection of McKee Street and Alan Lane, and includes the address 1805 McKee Street. **(This item was tabled at the July 10 Planning Commission meeting to correct an advertising error made by the Columbia Tribune)**

**DISCUSSION**

The applicants are seeking approval of a new PD Plan and statement of intent (SOI) for two lots, including the address of 1805 McKee Street. The requested statement of intent would allow the development of all residential uses with the exception of dwelling, live-work, manufactured home park, and second primary dwelling unit. The intended development density is 55 single-family attached dwellings on the 5.2 acre site, with a unit/acre density of 10.50. The PD Plan illustrates a community room being developed near the southern edge of the floodplain on the northern portion of the site.

It should be noted that a former PD Plan was approved for this acreage in 2000 that included 4 multi-family structures with 8 units each (32 dwellings) and depicted the existing detached single-family dwelling in the southeast corner of the site (to be removed) as remaining. This former PD Plan yielded a development density of 6.3 units/acre. This action is sought given the former PD Plan is considered “expired” and there are revisions to the statement of intent governing uses allowed on the site.

This site was previously platted as lots 1 and 2 of McKee Estates Plat 1, with lot 2 lying in the southeast corner of the site, abutting both McKee Street and Alan Lane. The PD plan serves as a revised preliminary plat for the site and future development upon the site would be subject to approval of a new final plat prior to the issuance of building permits. The PD Plan/preliminary plat depicts 56 lots, 55 of which will contain single-family attached dwellings, and one common lot for an ingress/egress easement, stormwater management, tree preservation, and a community building. The ingress/egress easement must be dedicated upon final platting, and will cover all drive aisles and parking for the development. Such access would be considered a private street since it is providing access to more than 5 lots and not located within a platted public right-of-way. The street will be required to be named per the UDC and identified as “private” on the future street sign.

The site is bordered by R-2 zoning in every direction, but is buffered by Alan Lane and McKee Street to the south and east respectively. The northern portion of this site is largely encumbered by a floodplain overlay, and part of this floodplain is identified as a floodway per SEMA (State Emergency Management Agency) proposed flood maps. To the west, this site borders 8 lots that all appear to be improved with detached single-family dwellings and accessory structures, with the exception of one lot that contains what appears to be non-conforming uses per aerial imagery.

The PD Plan illustrates and the SOI contains several deviations from typical dimensional standards/development regulations. These deviations include reductions in the required lot width and minimum square footage. Proposed lots range from 18 to 24 feet in width and are approximately 1,200 square feet in area. Additional deviation from standard setbacks are desired such that the proposed single-family attached dwellings have an approximate 5-foot front yard from the common lot and a minimum 15-foot rear yard from rear lot lines. Interior single-family attached lots contain no side yard setbacks, but end units would maintain a 5-foot side yard setback from their

respective lot line. Prior to permitting any future development, a final plat must be approved by City Council and recorded.

The remaining site area outside individual attached single-family lots will be platted as a common lot. Given this proposed arrangement, not having individual lot setbacks meet typical dimensional standards appears appropriate, as the lots containing structures, when combined with the common lot, will be equal to or in excess of the typical required setbacks from a public right-of-way or adjacent properties. That is, while structures are only 5 feet setback from their front lot line to the common lot (i.e. parking area) there is still at least 25 feet from the front, side, or rear of all proposed structures from right-of-way and adjacent properties.

Single-family attached units are typically developed to be anywhere between 18 to 25 feet in width for each dwelling, but this varies based on locality. The Unified Development Code (UDC) requires at least 30 feet of width for single-family attached dwellings which would make townhouse developments with greater than 2 attached dwellings unlikely in base zoning districts. This provides justification for the request to reduce the lot width.

Overall, based on the proposed layout shown on the PD Plan/preliminary plat, the site's density would yield 10.50 units/ acre. If the site were developed conventionally with single-family attached units, and maximally platted, it could result in 12 units/acre, although this does not consider the encumbrance of the floodplain. The structures for this development would be around 18 feet in width; therefore, would not be compliant if platted on individual lots with greater than 2 attached units in the base R-2 zoning district. As such, this request has been submitted instead of seeking "straight" zoning. Additionally, based on the site constraints, staff believes that the deviations from the dimensional requirements request are appropriate.

As illustrated on the PD Plan, parking is being provided in the common lot, but not on-site, which is also a deviation from typical requirements for single-family dwellings. Single-family dwellings, attached or detached, require 2 parking spots per unit **on-site**, and no guest parking. Comprehensively, this site is offering 137 off-site spaces, which is above the required 110 parking spaces for the 55 single-family dwellings, all of which are situated in a common lot. This parking lot will need to be owned and managed by a home/property owners' association allowing residents to utilize all parking on the development, provided there is technically no "individual" on-site parking associated with each platted lot.

Furthermore, 12 bicycle parking spaces are being provided. Requisite parking area landscaping requirements for lots with greater than 100 parking spaces are being met, with the provision of 1 tree per 4,000 sq. ft. of parking paved area. The applicant is providing screening at the terminus of the parking areas to the west as well, which would protect adjacent properties from vehicle headlights, although not required by screening and buffering requirements.

In regards to landscaping, the SOI states that the site is to retain 48% of the existing vegetation, and will maintain 15% open space/landscaping, which complies with Sec. 29-4.4(C)(2)(ii). Street frontage landscaping is provided, including a 6-foot wide landscaping buffer strip for all paved areas greater than 40 feet in length within 25 feet of street right-of-way, and 1 tree/60 feet of frontage along both McKee Street and Alan Lane respectively. Maximum building height is listed as 35 feet, which also aligns with maximum heights in all residential zoning districts. The PD plan contains landscaping notes that note compliance with the tree preservation requirements of Sec. 29-4.4, preserving greater than 25% of the existing climax forest, among the aforementioned items.

Direct driveway for units onto Alan Lane and McKee Street is restricted per note 5 on the PD plan. Access on the site will be provided by two points of ingress/egress, one being on McKee Street and one on Alan Lane. Internal drive aisles will provide circulation for residents in the form of a private street, with 25 feet of width for the main drive aisle, and approximately 23' of width for access to parking areas serving the dwelling units on the western portion of the site. Such internal access must be dedicated as

an irrevocable ingress/egress easement at the time of final platting to ensure rights to residents to access their lots. The internal access is believed to be compliant with fire department requirements but will be subject to approval at the time of final design. Stormwater BMPs are present on the southern and northern portions of the site to mitigate impacts of impervious paving.

5-foot sidewalks will be improved on all public street frontages, as they do not presently exist. The applicant is not providing sidewalks for the internal access private street. Technically, there are no requirements for private streets outlined in the UDC, so sidewalks are not requisite. Sidewalk will be provided along the front of the community building or along the points of ingress/egress for the private street. For a point of comparison, if all units were developed on one lot, sidewalks are not necessary along the edge of internal access drives/parking spaces leading to dwelling units, as is the case for multi-family developments. Sidewalks will be provided leading from the parking area to the individual dwelling units.

Necessary easements are proposed to be dedicated upon final platting. Such easements include a 10-foot general utility easement running north/south along the western edge of property along McKee Street frontage and a 25-foot general utility easement running east/west along the southern edge of the property along Alan Lane frontage. There is also a 16-foot easement running diagonal, mostly east/west along the floodplain on the site that will be rededicated upon final platting that currently has city sewer within it. Both McKee Street and Alan Lane presently have 50-feet of right-of-way, which meets the minimum standards for local residential streets per Appendix A. of the UDC. There is a single sign proposed near the southern edge of the site that is not to be larger than 16 square feet with a maximum height of 4 feet, conforming to signage requirements of Table 29-4.8-8 of the UDC.

Regarding evaluation of the appropriateness of the proposed density that would be permitted on the site if this request is approved it is acknowledged that this development may be more intense than existing development directly abutting the site to the west; however, it is worth noting that the maximum density in the R-2 district would be approximately 12 units per acre if two-family dwellings, or single-family attached dwellings were developed with minimum lot dimensions. While this seldom happens with development in the R-2 district as many lots exceed minimum dimensions, it would be a by-right opportunity. Additionally, as the site is a corner lot and a majority of the northern portion of the site is encumbered by floodplain/way and climax forest preservation, the increased density that would be permitted if this request is approved is not believed to be detrimental to the existing residential development as the development would only abut 4 of the 8 aforementioned lots to the west of the site.

The proposed new PD Plan/preliminary plat has been reviewed by internal and external staff and found to comply with the requirements of the UDC as they relate to new PD Plans. Staff is supportive of the proposed PD Plan/preliminary plat and SOI (inclusive of the requested design exceptions) subject to technical corrections.

### **RECOMMENDATION**

Approve the new PD Plan/preliminary plat to be known as "Alan Creek Estates Plat 1" and its associated site-specific Statement of Intent (inclusive of all requested design exceptions), subject to technical corrections.

### **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- PD Development Plan & Preliminary Plat
- Statement of Intent

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	5.2 acres
<b>Topography</b>	Sloping down towards west, north
<b>Vegetation/Landscaping</b>	Exists where illustrated on PD plan, north portion of site largely
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Lot 2 detached SF home to be demolished

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	PD (Planned Development)
<b>Land Use Plan designation</b>	Open Space, Neighborhood
<b>Previous Subdivision/ Legal Lot Status</b>	McKee Estates Plat 1, lots 1 & 2 (legal, to be final platted in conformance with preliminary plat)

**UTILITIES & SERVICES**

Site served by all City services.

**ACCESS**

<b>Alan Lane</b>	
<b>Location</b>	Along southern edge of property
<b>Major Roadway Plan</b>	Local Residential
<b>CIP projects</b>	None
<b>Sidewalk</b>	None, to be installed on northern edge upon development of this site
<b>McKee Street</b>	
<b>Location</b>	Along eastern edge of property
<b>Major Roadway Plan</b>	Local Residential
<b>CIP projects</b>	Alan Lane Stormwater – SS144
<b>Sidewalk</b>	On eastern edge, to be installed on western edge upon development

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	McKee Street Park, Alspaugh Park
<b>Trails Plan</b>	Hominy Creek Trail
<b>Bicycle/Pedestrian Plan</b>	None

**PUBLIC NOTIFICATION**

All property owners within 185-feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on June 23, 2025. 58 letters were distributed. Re-notification for the tabling was sent via postcards on July 3, 2025. Public hearing ad published within the Columbia Tribune on July 8, 2025.

<b>Public inquiries</b>	One email regarding storm water management
<b>Notified neighborhood association(s)</b>	Zaring, Meadowvale
<b>Correspondence received</b>	None

Report Prepared by David Kunz

Report approved by Patrick Zenner