**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**August 10, 2017**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of AMW Investment Properties, LLC (owner) for approval of a PD plan for their property located at the northeast corner of Primrose Drive and North Stadium Boulevard. The property is currently zoned R-2 (Two-Family Residential District) and contains approximately 0.86 acres. The proposed development will include 6 single-family attached units. **(Case # 17-170)**

**DISCUSSION**

The applicant is seeking approval of a PD (Planned District) development plan for a 6 unit, single-family attached development. The subject property lies at the northwest corner of Primrose Drive and North Stadium Boulevard. The applicant is proposing to rezone the property from R-2 (Two-family Residential District) to PD (Planned District) to accommodate the proposed development. The proposal would require a replat of the property to include the zero lot line arrangement, with individual lots for each of the proposed single-family units. This arrangement is depicted on the PD plan for informational purposes. The replat would be submitted for approval upon approval of the PD plan.

Columbia Imagined identifies the property as lying within the Neighborhood District. Neighborhood districts are intended to provide a mix of residential uses, and support a limited number of nonresidential uses that provide services to neighborhood residents. The proposed rezoning and use would be consistent with the comprehensive plan. Adjacent uses include a single-family home to the north, a duplex development to the west and a small vacant lot and small apartment complexes to the south. The city-owned LA Nickell Golf Course lies to the east, across North Stadium Boulevard.

Access to the property will be provided from Rashid Court, on the west side of the lot. Stadium Boulevard is designated as a major arterial on the CATSO Major Roadway Plan, with access restrictions. Primrose Drive is a neighborhood collector, which would allow access, however proximity to the intersections of Primrose and Rashid and Stadium would not allow a vehicular entrance from Primrose Drive.

As stated above, the site will require approval of a final plat prior to development, but assuming the final plat is consistent with the PD plan, the plat may be approved by City Council directly without additional PZC review. Staff has reviewed the proposed PD development plan and finds it meets all technical requirements of the PD District and the Unified Development Code.

**RECOMMENDATION**

Approval of the “Sidra Subdivision Plat 2 - PD development plan.”

**ATTACHMENTS**

* Locator maps
* “Sidra Subdivision Plat 2 - PD Plan,” dated July 28, 2017

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 1966 |
| **Zoning District** | R-2 (Two-Family Residential District)  |
| **Land Use Plan designation** | Neighborhood District |
| **Previous Subdivision/Legal Lot Status** | Lot 1, Sidra Subdivision |

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 0.86 acres |
| **Topography** | Generally flat, rough graded |
| **Vegetation/Landscaping** | Turf or bare |
| **Watershed/Drainage** | Perche Creek  |
| **Existing structures** | None |

**UTILITIES & SERVICES**

|  |  |
| --- | --- |
| **Sanitary Sewer** | City of Columbia |
| **Water** |
| **Fire Protection** |
| **Electric** |

**ACCESS**

|  |
| --- |
| **Stadium Boulevard** |
| **Location** | Along eastern edge of property |
| **Major Roadway Plan** | Major Arterial |
| **CIP projects** | N/A |
| **Sidewalk** | Unimproved, Sidewalks Required |

|  |
| --- |
| **Primrose Drive** |
| **Location** | Along southern edge of property |
| **Major Roadway Plan** | Neighborhood Collector |
| **CIP projects** | N/A  |
| **Sidewalk** | Unimproved, Sidewalks Required  |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | Immediately east of LA Nickell Golf Course  |
| **Trails Plan** | N/A |
| **Bicycle/Pedestrian Plan** | N/A |

Report prepared by Rusty Palmer Approved by Patrick Zenner