

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 20, 2016

SUMMARY

A request by Highland Properties Company (owner) for a major amendment to The Highlands - Phase 8 Final PUD Plan, including proposed variances from subdivision standards requiring sidewalk installation and limiting cul-de-sac length (Sections 25-48.1(a) and 25-47(a), respectively). The 5.3-acre subject site is located at the terminus of Stonehaven Road, approximately one quarter mile southwest of the intersection of Forum Boulevard and Old Plank Road. **(Case #16-204)**

DISCUSSION

The applicant is requesting approval of a major amendment to The Highlands - Phase 8 Final PUD Plan, which was approved in 1987, and final platted in 1991. The existing plan and plat show public right-of-way for Stonehaven Road extending through the subject site and connecting to Old Plank Road. Stonehaven Road has not been connected to Old Plank Road, and instead ends in a stub at the northern edge of the subject property.

The current proposal would result in Stonehaven Road being permanently capped with a cul-de-sac bulb at its existing terminus. The 50-foot wide public street right-of-way between this permanent turnaround and Old Plank Road would be replaced by a 20-foot wide private emergency access drive with collapsible bollards.

The application includes requests for variances from sidewalk installation requirements (Section 25-48.1(a)) and cul-de-sac length restrictions (Section 25-47(a)). If Stonehaven Road is allowed to be permanently capped at its existing terminus the resulting 3,000-foot long dead-end street would be four times longer than what is allowed by Subdivision Regulations (750 feet). Upon replatting the property, sidewalks will be required along the site's Old Plank Road frontage and the proposed cul-de-sac bulb. The applicant is requesting that the proposed 20-foot wide emergency access drive be considered as an acceptable alternative to the required street sidewalks.

Similar requests to eliminate the Stonehaven Road connection were filed in 1998 and 2009 with different outcomes. The 1998 request was defeated by Council (4-2) based on the fact that Stonehaven Road was designed and has always been intended to connect to Old Plank Road. The 2009 request resulted in approval of a compromise that is substantially consistent with the current request, but which automatically expired in 2014, following five years without commencement of construction on the site.

City staff continues to oppose this proposal based on the inefficiencies resulting from such long dead-end streets. This request undermines the intent of the originally planned and platted subdivision layout, the City's Subdivision Regulations and Comprehensive Plan policies, and the

draft Unified Development Code; all support increased connectivity as a means of improving the livability and sustainability of Columbia's neighborhoods. While there are several examples of poorly connected streets throughout the city, they do not warrant continued disregard of current connectivity policies and best practices.

RECOMMENDATION

Staff recommends **denial** of the requested major amendment to The Highlands - Phase 8 Final PUD Plan, including denial of the associated request for variance from the terminal street length maximum (Section 25-47(a)) and **denial** of the requested variance from Section 25-48.1(a) to allow no sidewalks to be constructed along Stonehaven Road and Old Plank Road rights-of-way adjacent to the subject property.

Should the Commission choose to recommend approval of the requested major PUD plan amendment, staff would support a variance from the requirement to construct sidewalk along the cul-de-sac bulb on Stonehaven Road. If the Commission supports the variance from sidewalk construction along the site's Old Plank Road frontage, staff recommends that the following conditions apply:

1. The property owner shall pay the City \$20.00 per lineal foot of frontage on Old Plank Road for future construction of a 5-foot wide sidewalk along Old Plank Road prior to final plat approval.
2. The proposed emergency vehicle access shall be maintained by the Homeowners' Association to standards which allow the access to be used by emergency vehicles.
3. The proposed emergency vehicle access easement shall include provisions to accommodate public bicycle and pedestrian access.

SUPPORTING DOCUMENTATION

- Locator maps
- Development plan
- Letters from applicant's consultant
- 1987 PUD plan
- 1991 final plat

SITE HISTORY

Annexation Date	1985
Existing Zoning District(s)	R-1 PUD (a Planned Unit Development district reserved by conceptual plan for low-density residential development, subject to approval of final PUD plans on individual lots). This zoning designation is no longer in use.
Land Use Plan Designation	Neighborhood District

SITE CHARACTERISTICS

Area (acres)	5.3 acres
Topography	Downward sloping from northwest to southeast
Vegetation/Landscaping	Mix of trees and meadowland
Watershed/Drainage	Little Bonne Femme Creek drainage basin
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	R-1 PUD	Single-family homes
South	R-1 PUD	Old Plank Road/Undeveloped
East	R-1	Old Plank Road/Undeveloped
West	R-1 PUD	Single-family homes

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Stonehaven Road	Stubs into the north side of the site
Major Roadway Plan	Local Residential (Improved & City-maintained)
CIP Projects	No capital improvements are planned

Old Plank Road	Southeast side of site
Major Roadway Plan	Neighborhood Collector (Unimproved & City/County-maintained)
CIP Projects	No capital improvements are planned

PARKS & RECREATION

Neighborhood Parks	Secondary Priority Neighborhood Park Acquisition Area. The Parks & Recreation Dept. is not actively seeking additional parkland on this site.
Trails Plan	No trails planned adjacent to site

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 a public information meeting, which was held on September 27, 2016.

Public Information Meeting Recap	Number of attendees: 2 Comments/concerns: Support for permanent cul-de-sac
Neighborhood Association(s)	The Highlands HOA
Correspondence Received	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner