**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**January 19, 2017**

**SUMMARY**

A request by A Civil Group (agent), on behalf of Matt Ford Enterprises, LLC, for approval of a PUD development plan to be known as “Sinclair Road PUD Plan” and a variance from Section 25-53(4) of the City Code, limiting driveway access to residential lots along major roadways. The subject 5.03 –acre site is located immediately north of 6150 South Sinclair Road. The purpose for the development plan is to prepare the undeveloped lot for construction of a single-family residence. **(Case #17-50)**

**DISCUSSION**

The applicant is seeking approval of a PUD plan for the subject property. The property was zoned PUD 0.5 upon annexation in 2012; however, no development plan was approved at that time. The applicant desires to construction of a single-family home on the site; therefore, is seeking PUD plan approval for that purpose. In addition to PUD plan approval, the applicant is requesting that a variance from Section 25-53(4) of the Subdivision Regulations be approved. This section restricts driveway access to residential lots onto major roadways, such as Sinclair Road which is classified as a major collector.

The development plan depicts a 150-foot zone along the parcel’s Sinclair Road frontage where a driveway would be allowed. The extents of this zone place a future driveway 22 feet from the northern property line and 45 feet from the southern property line of the subject site from any existing or future access to neighboring lots along the same frontage. Staff finds that these separations are sufficient and placement of a driveway within the 150-feet of identified frontage would not increase public safety hazards.

Additionally, the plan depicts a 40 foot setback from all property boundaries as was required by the approved PUD Statement of Intent as well as shows a 1.25-acre tree preservation area at the southeast corner of the subject lot in accordance with Section 12A of the City Code. The tree preservation area is protected by a 10-foot building setback on its north and west sides. Furthermore, the PUD plan includes a note that states the lot is subject to the covenants and restrictions of the Cascades Subdivision; however, would be allowed to have a detached two-car garage provided the garage’s exterior finish and roof pitch are similar in character to that of the home constructed on the site.

A concurrent platting action (Case # 17-49) reconfigures the lot to coincide with existing zoning boundaries. Presently, the site is split-zoned C-P and PUD. This zoning, applied in 2012, was to ensure that the driveway serving the commercial business in the structure to the south, located on the subject site, was within the C-P district. The concurrent platting action will eliminate the spilt-zoning condition and allow all commercial uses to be contained within a single lot.

Staff has reviewed the proposed PUD development plan and finds that it meets the technical requirements for PUD plans and the approved statement of intent. Furthermore, staff supports the requested driveway variance to allow the subject lot access onto Sinclair Road.

**RECOMMENDATION**

Approval of the “Sinclair Road PUD Plan,” dated January 11, 2017

Approval of the variance to Section 25-53(4)

**ATTACHMENTS**

* Locator maps
* PUD development plan, dated January 11, 2017

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 2002 |
| **Zoning District** | PUD (Planned Unit Development) |
| **Land Use Plan designation** | Neighborhood District |
| **Previous Subdivision/Legal Lot Status** | Surveyed Tract |

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 5.03 acres |
| **Topography** | Generally sloping east toward the eastern site boundary |
| **Vegetation/Landscaping** | Mature forest on PUD portion |
| **Watershed/Drainage** | Little Bonne Femme Creek |
| **Existing structures** | None |

**UTILITIES & SERVICES**

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

**ACCESS**

|  |  |
| --- | --- |
| **Sinclair Road** | |
| **Location** | Along western edge of property |
| **Major Roadway Plan** | Major Collector – 60 ft ROW required |
| **CIP projects** | N/A |
| **Sidewalk** | Sidewalks required |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | ½ mile north of Cascades Park |
| **Trails Plan** | 1-1/2 miles south of proposed Mill Creek Trail |
| **Bicycle/Pedestrian Plan** | Sinclair – yellow route |

Report prepared by Rusty Palmer Approved by Patrick Zenner