

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 329-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 16, 2015

Re: Lynn Street Cottages PUD - rezoning & development plan (Case #15-223)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Revised PUD Plan and Statement of Intent (dated 11/6/15), Summary of Board/Commission Reports (includes maps, development plan, statement of intent, and previously approved PUD 4.3 plan & ordinance), Excerpts from Minutes

Executive Summary

Approval of this request will rezone the subject property from PUD 4.3 to PUD 6 to accommodate a four-unit cottage housing development to be known as "Lynn Street Cottages" on the 0.69-acre subject property.

Discussion

The applicant proposes to rezone the subject site from PUD-4.3 (Planned Unit Development) to PUD-6.0 to allow for a one unit increase (3 to 4) in the total number of dwellings allowed on the property. The existing zoning was approved in 2011 with a corresponding 3-unit PUD plan. The proposed PUD development plan shows a "cottage housing" configuration, with each home being situated on its own lot within the larger City-owned common lot.

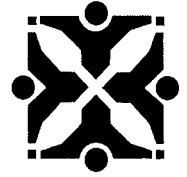
As part of the PUD plan request, the applicant is seeking a variance from Section 29-10(d)(7) (PUD setbacks) to allow the perimeter side yard setbacks to be reduced from 10 feet to six feet. Staff is supportive of the requested four foot reduction given that the proposed setback is consistent with setback requirements for single-family homes in other adjacent zoning districts.

No members of the public spoke on this request at the November 5th Planning and Zoning Commission meeting. Commissioners were supportive of the development design, which facilitates affordable owner-occupied housing. However, a concern was raised about the proposed 20-foot front yard setback being out of character with recently built homes on Lynn Street.

The Planning and Zoning Commission voted 7-0 to recommend approval of the requested rezoning and development plan, including the proposed side yard setback variance subject to the front setback being amended to match the setbacks of new homes on the south side of Lynn Street. The applicant

City of Columbia

701 East Broadway, Columbia, Missouri 65201



has amended the plan and attached statement of intent to provide the 25-foot front setback, thereby satisfying the Commission's approval condition.

The revised PUD plan and statement of intent, commission report (including maps, original development plan and statement of intent, and previously approved PUD 4.3 plan & ordinance), and excerpts from minutes are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development; Health, Social Services, and Affordable Housing

Strategic Plan Impact: Livable and Sustainable Communities, Growth Management

Comprehensive Plan Impact: Land Use & Growth Management

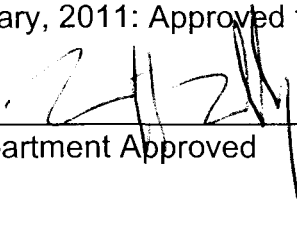
Suggested Council Action

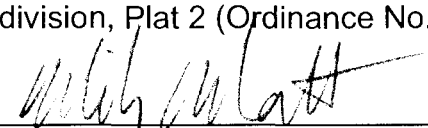
Approval of the proposed rezoning and development plan.

Legislative History

January, 2011: Approved PUD-4.3 zoning and development plan (Ordinance No. 020836)

January, 2011: Approved final plat of Lynn Street Subdivision, Plat 2 (Ordinance No. 020838)


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 329-15

AN ORDINANCE

rezoning property located on the north side of Lynn Street, approximately 200 feet west of Garth Avenue, from District PUD 4.3 to District PUD 6; approving the statement of intent; repealing all conflicting ordinances or parts of ordinances; approving the PUD Plan of Lynn Street Cottages; approving less stringent setback requirements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOTS 1, 2 AND 3 OF LYNN STREET SUBDIVISION, PLAT 2, RECORDED IN PLAT BOOK 45, PAGE 2 AND CONTAINING 0.69 ACRES.

will be rezoned and become a part of District PUD-6 (Planned Unit Development) with a development density not exceeding six dwelling units per acre and taken away from District PUD-4.3. Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated November 6, 2015, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. The City Council hereby approves the PUD Plan of Lynn Street Cottages, as certified and signed by the surveyor on November 6, 2015, for the property referenced in Section 1 above.

SECTION 5. The City Council approves less stringent yard requirements than those set forth in Section 29-10(d)(7) so that perimeter side yard setbacks of six (6) feet, rather than the required ten (10) feet, shall be allowed.

SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 574-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

- The uses proposed.
Single family detached residential dwelling units
- The maximum gross square feet of building floor area propose. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
4 Single family detached dwelling units. Development Density of 6.0 units/acre or less.
- The maximum building height proposed.
35 feet
- The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
Landscaping: 40% of total site
Existing Vegetation: 0% of total site

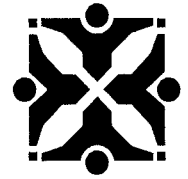
The following items only apply to PUD zoning request:

- The total number of parking spaces proposed and the parking ratio per dwelling unit.
8 total spaces proposed at 2 spaces per dwelling unit. If two care garages are utilized then each two car garage unit would have two additional spaces.
- Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
Community garden and walking paths would be allowed and may or may not be included.
- A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings
Minimum building setbacks: front – 25', rear – 20', side – 6'.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.


Signature of Applicant or Agent

11-6-2015
Date



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Revised PUD Plan and Statement of Intent (dated 11/6/15), Summary of Board/Commission Reports (includes maps, development plan, statement of intent, and previously approved PUD 4.3 plan & ordinance), Excerpts from Minutes



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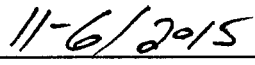
The following items only apply to PUD zoning request:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
8 total spaces proposed at 2 spaces per dwelling unit. If two care garages are utilized then each two car garage unit would have two additional spaces.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
Community garden and walking paths would be allowed and may or may not be included.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings
Minimum building setbacks: front – 25', rear – 20', side – 6'.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



Signature of Applicant or Agent



Date

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 5, 2015

SUMMARY

A request by the City of Columbia (owner) to rezone approximately 0.69 acres of land from PUD-4.3 to PUD-6.0 (Planned Unit Development), and approval of a development plan for four single-family detached dwelling units. The subject site is located on the north side of Lynn Street, approximately 200 feet west of Garth Avenue (Case 15-223).

DISCUSSION

The applicant proposes to rezone the subject site from PUD-4.3 (Planned Unit Development) to PUD-6.0 to allow for a maximum density increase from 4.3 to six dwelling units per acre, and a maximum of four single-family detached residential units to be built on the 0.69-acre site. The corresponding PUD development plan proposes a “cottage housing” configuration, with each home being situated on its own lot within the larger City-owned common lot. The request would increase the number of units approved in the 2011 PUD development plan from three to four.

The goal of this development is to provide affordable owner-occupied housing by minimizing land costs, maximizing energy efficiency, and leveraging available financial subsidies. The universally designed homes will be approximately 1,200 square foot single-story structures and will incorporate energy efficient building materials and active solar features to minimize energy costs. Land costs will be reduced by situating each home on its own small lot within the larger City-owned common lot. Financial assistance will be available to qualifying homebuyers through the HUD’s HOME grant program, subject to requirements that ensure the homes remain affordable and owner-occupied.

The subject site is between vacant C-P (Planned Business District) zoned lots which are remnants of an unrealized funeral home development. These parcels, along with adjoining undeveloped C-P lots to the north are being re-imagined as sites for future single-family housing and open space to serve neighborhood residents. Most of the original 1920s-era single-family homes across the street to the south of the subject property (zoned R-2) have been replaced with new single-family homes, reinforcing the single-family character of Lynn Street. While the proposed “cottage” housing configuration is unusual, it is consistent with the surrounding scale and density of homes and lots in the surrounding area, and will incorporate design features that support the single-family character of the neighborhood.

The applicant is requesting a variance from Section 29-10(d)(7) (PUD setbacks) to allow the perimeter side yard setbacks to be reduced from 10 feet to six feet. Staff is supportive of the requested four foot reduction given that the proposed setback is consistent with setback requirements for single-family homes in other zoning districts.

With the exception of the requested variance from Section 29-10(d)(7), the proposed rezoning and development plan conform to City Zoning and Subdivision standards.

RECOMMENDATION

- Approval of the proposed rezoning and associated Statement of Intent.
- Approval of the PUD development plan.
- Approval of a variance to allow reduced (6-foot) side yard perimeter setbacks.

ATTACHMENTS

- Locator aerial and topographic maps
- Development Plan
- Rezoning Statement of Intent
- Previously approved PUD development plan and associated rezoning ordinance

SITE HISTORY

Annexation Date	1906
Existing Zoning District(s)	PUD-4.3 (Planned Unit Development allowing up to 4.3 units per acre)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Legally platted as Lynn Street Subdivision Plat 2

SITE CHARACTERISTICS

Area (acres)	0.69 acre
Topography	Gently sloping downward from south to north
Vegetation/Landscaping	Mostly grass-covered with trees toward rear property line
Watershed/Drainage	Flat Branch Creek
Existing structures	None

ACCESS

Lynn Street	South side of site
Major Roadway Plan	Local Residential street (Improved & City-maintained)
CIP Projects	None
Sidewalk/Bike/Ped	5-ft wide sidewalk needed

PARKS & RECREATION

Neighborhood Parks	Site is approximately 1/3 mile from Worley Street, Ridgeway, & Douglass Parks
Trails Plan	No trails planned

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	C-P (Planned Business District)	Undeveloped
South	R-2 (Two-Family Dwelling District)	Single-family homes/vacant lots
East	C-P	Undeveloped
West	C-P	Undeveloped

UTILITIES & SERVICES

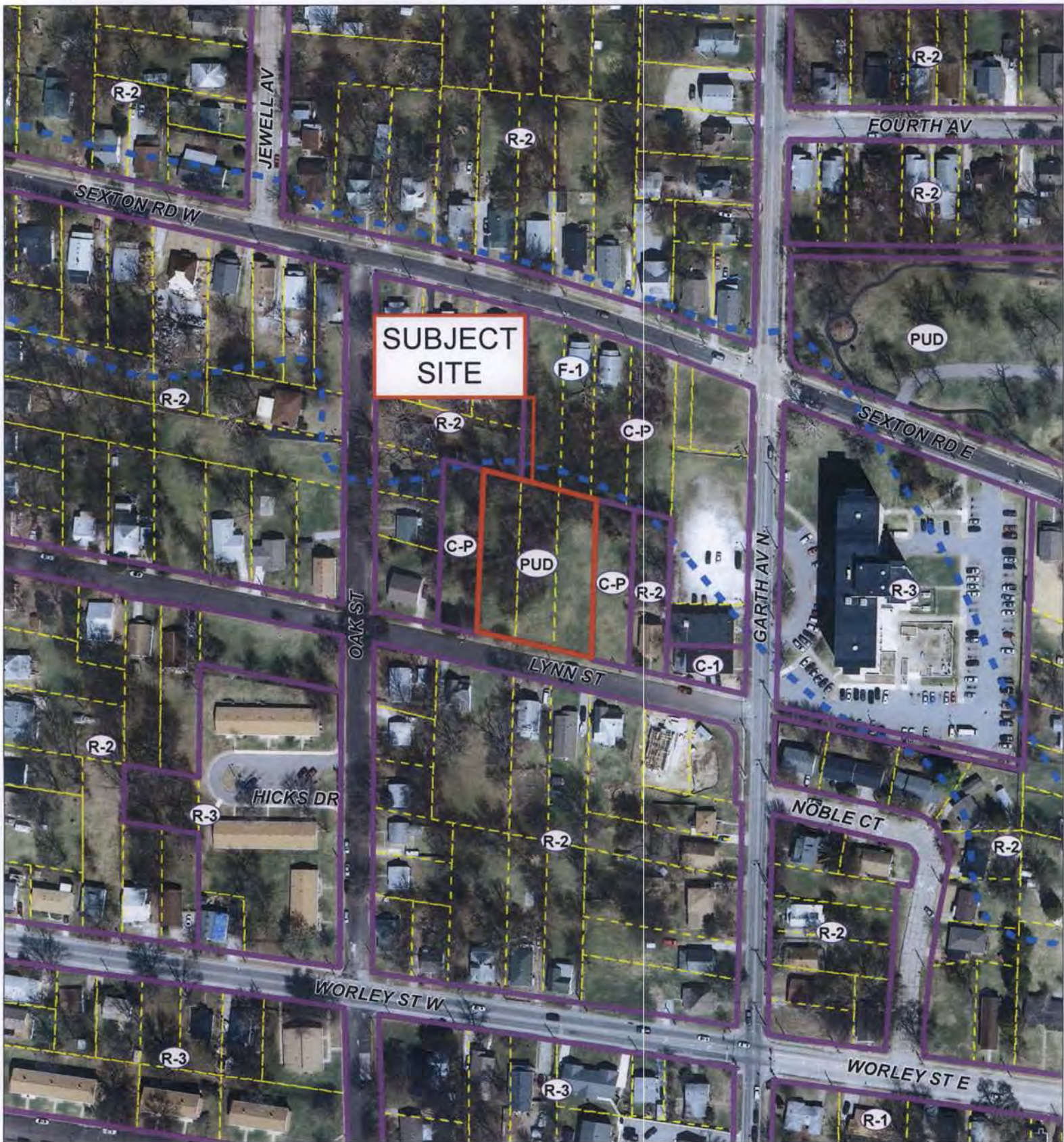
All City services are available to the site.

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 October 13, 2015.




Public Information Meeting Recap	Number of attendees: 1 Comments/concerns: Questions about design and subsidies
Neighborhood Association(s) Notified	Douglass Park, Ridgeway, Worley Street Park
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner

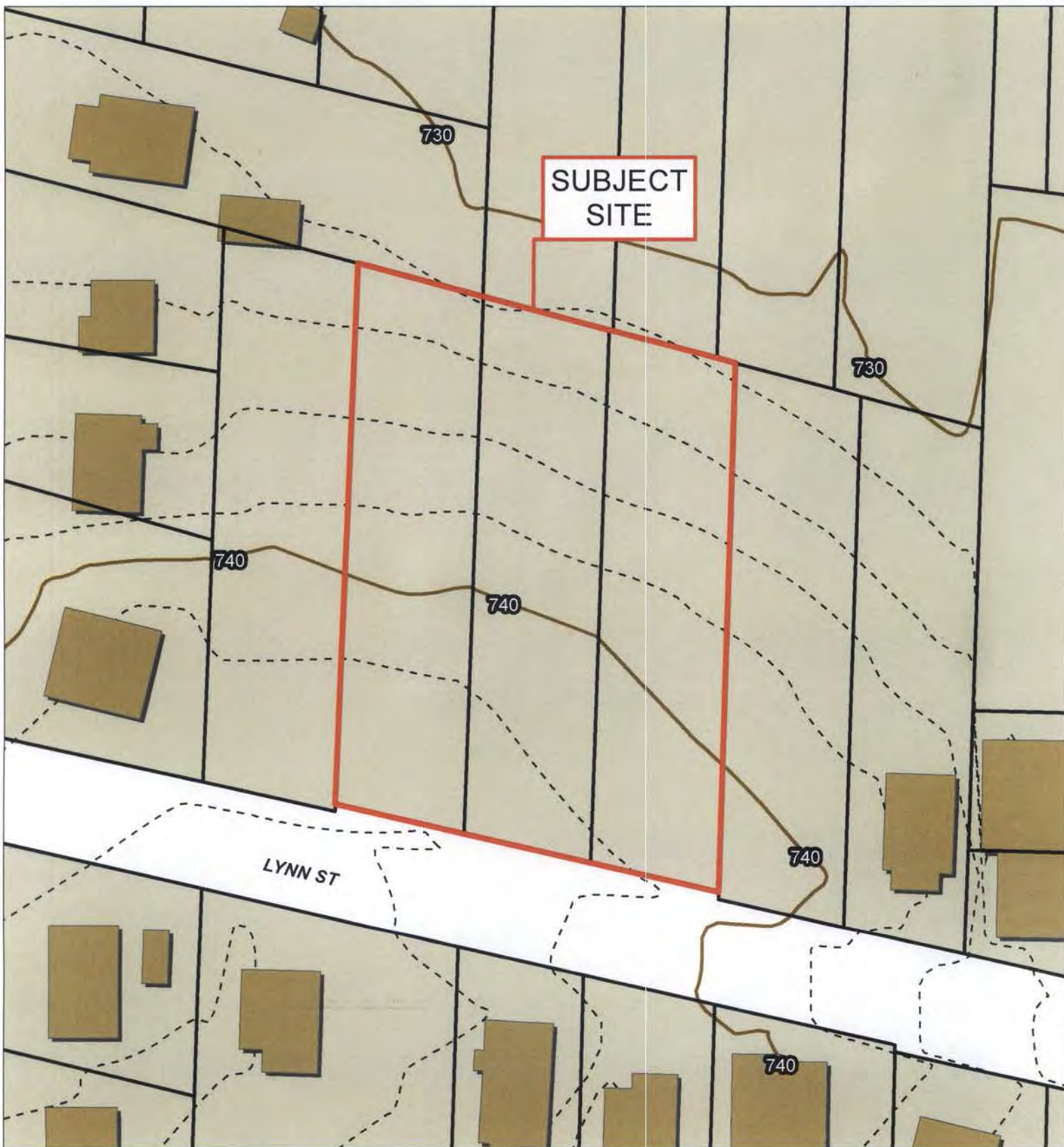


15-223: Lynn Street Subdivision Plat 2 PUD Plan & Rezoning



 City of Columbia Zoning
  Parcels
 100-Year Flood Plain



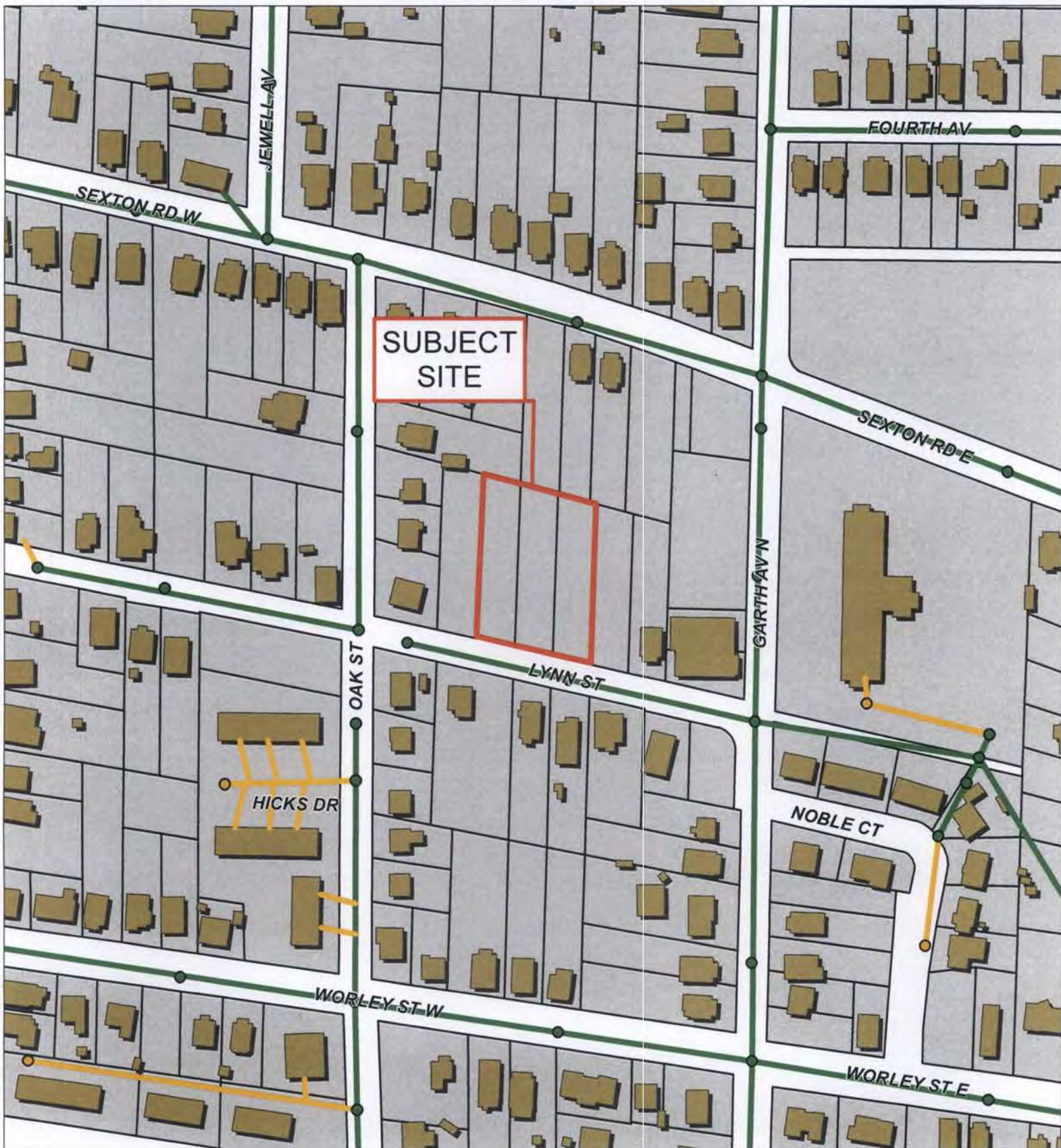


15-223: Lynn Street Subdivision Plat 2 PUD Plan & Rezoning



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
-  Parcels
-  Building Footprint

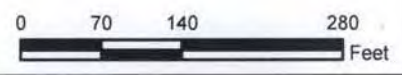




15-223: Lynn Street Subdivision Plat 2 PUD Plan & Rezoning



- City Sanitary Structure
 City Sanitary Line
 Building Footprint
- Private Sanitary Structure
 Private Sanitary Line
 Parcels





**City of Columbia
Planning Department**

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Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:

Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.
Single family detached residential dwelling units
2. The maximum gross square feet of building floor area propose. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
4 Single family detached dwelling units. Development Density of 6.0 units/acre or less.
3. The maximum building height proposed.
35 feet
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
Landscaping: 40% of total site
Existing Vegetation: 0% of total site

The following items only apply to PUD zoning request:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
8 total spaces proposed at 2 spaces per dwelling unit. If two care garages are utilized then each two car garage unit would have two additional spaces.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
Community garden and walking paths would be allowed and may or may not be included.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings
Minimum building setbacks: front – 20', rear – 20', side – 6'.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



Signature of Applicant or Agent

10/20/2015

Date

020836

Permanent Record
Filed in Clerk's Office

Introduced by McDavid

First Reading 12-20-10

Second Reading 1-3-11

Ordinance No. 020836

Council Bill No. B 312-10

AN ORDINANCE

rezoning property located on the north side of Lynn Street and west of Garth Avenue from District C-P to District PUD-4.3; repealing all conflicting ordinances or parts of ordinances; approving the Lynn Street Subdivision PUD-4.3 Development Plan; approving less stringent yard requirements; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF LOT 8 AND THE EAST HALF OF LOT 7 OF JOHN A. STEWART'S SUBDIVISION RECORDED IN PLAT BOOK 1 PAGE 21, AND ALSO DESCRIBED BY THE DEEDS IN BOOK 3665 PAGE 2 ALL OF THE BOONE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 THENCE WITH THE LINES OF SAID TRACT N 87°03'00"W, 150.00 FEET; THENCE N 07°47'30"W, 209.25 FEET; THENCE S 85°13'45"E, 150.00 FEET; THENCE S 08°03'30"E, 204.60 FEET TO THE POINT OF BEGINNING AND CONTAINS 0.70 ACRES.

will be rezoned and become a part of District PUD-4.3 (Planned Unit Development) with a development density not exceeding 4.3 dwelling units per acre and taken away from District C-P (Planned Business District). Hereafter the property may be used for single family detached housing. The statement of intent, marked "Exhibit A," is attached to and made a part of this ordinance.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.


SECTION 3. The City Council hereby approves the Lynn Street Subdivision PUD-4.3 Development Plan, dated November 19, 2010.

SECTION 4. The City Council approves less stringent yard requirements than those set forth in Section 29-10(d)(7) to allow a reduced side yard setback of six-feet rather than the required ten-feet.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this 3rd day of January, 2011.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #: <i>10-112</i>	Submission Date: <i>12/1/10</i>	Planner Assigned: <i>SM</i>
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.
SINGLE FAMILY DETACHED HOUSING

2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
SINGLE FAMILY DETACHED HOUSING AND ACCESSORY BUILDINGS. THIS DEVELOPMENT WILL HAVE A MAXIMUM OF 3 DWELLING UNITS WITH A DEVELOPMENT DENSITY OF 4.3 UNITS/ ACRE

3. The maximum building height proposed.
NOT OVER 35 FEET EXCEPT AS PROVIDED BY SECTION 29-26

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
10% LANDSCAPING 5% EXISTING VEGETATION

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
2 PARKING SPACES PER DWELLING UNIT FOR A TOTAL OF 6 PARKING SPACES
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
NONE
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

THE SITE IS TO BE DEVELOPED INTO 3 SINGLE FAMILY LOTS. EACH LOT WILL HAVE THE FOLLOWING:

A MINIMUM WIDTH OF 50 FEET AT THE BUILDING LINE .

A SIDE YARD SETBACK OF 6 FEET,

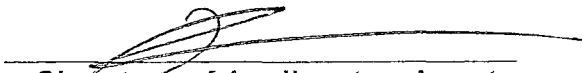
A FRONT YARD SETBACK OF 25 FEET

A REAR YARD SETBACK OF 25 FEET

A MINIMUM LOT SIZE OF 8000 SQ FT

MINIMUM 12 FEET BETWEEN BUILDINGS

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.


Signature of Applicant or Agent

11-30-10
Date

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 5, 2015

V) PUBLIC HEARINGS

MR. REICHLIN: Okay. We'll now move into the public hearing portion of our meeting tonight.

Case No. 15-223

A request by the City of Columbia (owner) to rezone approximately 0.69 acres of land from PUD-4.3 to PUD-6.0 (Planned Unit Development) and approval of a PUD development plan to be known as "Lynn Street Cottages." The subject site is located on the north side of Lynn Street, approximately 200 feet west of Garth Avenue.

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department.

Staff recommends:

- Approval of the proposed rezoning and associated Statement of Intent
- Approval of the PUD development plan
- Approval of a variance to allow reduced (six-foot) side yard perimeter setbacks.

MR. REICHLIN: Any questions? Ms. Rushing?

MS. RUSHING: When you indicated that the City would -- would own the common area; is that correct?

MR. MACINTYRE: Yes, ma'am. It would be maintained in City ownership.

MS. RUSHING: And then will a fee be assessed against the property for the maintenance of that common area?

MR. MACINTYRE: Yes. That's the plan.

MS. RUSHING: And is ownership going to be limited to low-income people?

MR. MACINTYRE: Yes, ma'am. It will be.

MR. REICHLIN: Is there anybody -- Ms. Loe?

MS. LOE: You addressed the variance on the side yard. Can you discuss what appears to be a variance on the front yard from the standard PUD and the original PUD?

MR. MACINTYRE: The setback on the front yard at 20 feet is in keeping with the standards. I believe it's not out of line with --

MS. LOE: The -- Chapter 29 asks for 25 feet, and the original PUD for this property did have a 25-foot front-yard setback.

MR. MACINTYRE: Huh.

MS. LOE: Also, the R-2 adjoining this property would have a 25-foot front-yard setback, so I'm curious as to why that's been reduced in this case.

MR. MACINTYRE: If that's the case, it may be something that I missed in my review and

perhaps it would be prudent to add that to the requested variance.

MS. LOE: Lynn Street seems to suffer from an inconsistency in front-yard setbacks, but if the -- any of the houses were rebuilt, I'm assuming they would be held to that 25-foot setback and it might be nice to establish -- or establish some consistency.

MR. MACINTYRE: In my review, the existing homes were -- along Lynn Street were consistent in setback, more or less, to these proposed homes setbacks, and I -- well, the PUD question that you raise about the setbacks, I would need to look into again because I can't recall off the top of my head. I believe I addressed or did review that correctly, but it's something I need to look into. Certainly, the consistency with the other -- what few homes remain on this street, I believe, are -- are consistent with the setbacks as shown here, which is 20 foot; is that correct? A 20-foot building line.

MS. LOE: Well, as you said, maybe it's something we can add to the list --

MR. MACINTYRE: Right.

MS. LOE: -- because the setbacks are as much about creating a street as they are much about buffering the home from street activity, so --

MR. MACINTYRE: Absolutely. Yeah.

MS. LOE: Thank you.

MR. REICHLIN: Mr. Strodtman?

MR. STRODTMAN: Without taking a lot of time, can you just highlight how the City is paying for this? Is this a grant or is this general fund or --

MR. MACINTYRE: Yeah. If you -- if you don't mind, I'll have Randy Cole speak to that.

MR. STRODTMAN: Thank you.

MR. MACINTYRE: And I'll look up the other issue.

MR. COLE: Yeah. Thanks. I'm Randy Cole, and I work in the Community Development Department. I manage our Community Development Block Grant and HOME funds. So this project is being funded primarily out of City surplus funds. The City Manager set aside -- or recommended setting aside \$200,000 in City surplus funds that were then approved by Council as a part of this last budget process, and then we're going to make up the -- the rest of that gap, the \$300,000. We're anticipating that the development will be around \$500,000, with a local bank -- Providence Bank has offered to provide the whole -- a 1-percent interest loan for \$300,000 with zero origination fees, because they've been a partner in trying to start a similar project as this.

MR. STRODTMAN: You said it was Providence Bank?

MR. COLE: Yeah.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Ms. Burns?

MS. BURNS: I have a question for Mr. MacIntyre. What will the owners actually own? Will they own the structures or will they own the property incorporated into the red boxes we're seeing?

MR. MACINTYRE: Oh. Well, Randy seems ready to answer that, as well, so --

MR. COLE: Our initial plan as approved with -- with the budgetary process was to sell just the home, and that's what we're shooting for right now is just -- just the structure and not the land. Where we would maintain ownership of all the land, so we could take all of those costs out of the price and really drive down the price. And then be able to really control and make sure that low-income people go back into the homes when they resell, and also make sure that they resell at an affordable price. Tim Crockett incorporated also some flexibility in the plan to where if that doesn't come to fruition, they can be sold on those -- those smaller lots, also. So we have some flexibility if that doesn't gain traction. I fully anticipate and I'm fully putting every effort into making that gain -- that gain traction because that's the direction the Council and the Manager want to go, as well as a lot of other community partners, is starting a land trust.

MS. BURNS: So how long does the City anticipate being the owner of this common ground?

MR. COLE: I'm glad you asked -- asked that question. Most land trusts have 99-year ground leases. We also touch on another point where we're exploring the option of potentially setting up a 501(c)(3), so it would maintain under the City ownership. So there would be a separate board. That's how most cities that do it, do it that way to take the liability off the City over the long term. We're working with a couple other different cities that are in the process that have already done this, as well as some that are in the process of doing it right now. There's about 10,000 land-trust units across the country, so we're really evaluating what's the best way to do this.

MS. BURNS: May I ask one more question?

MR. REICHLIN: Go ahead.

MS. BURNS: Would the City also be maintaining the common driveways and the walkways as far as snow removal, maintenance?

MR. COLE: Yes.

MS. BURNS: Okay.

MR. COLE: That's the City or whatever entity we eventually create to do that, yes.

MS. BURNS: Thank you.

MR. REICHLIN: Mr. Strodman?

MR. STRODTMAN: Do you anticipate the fees that you would collect from these four residents to pay for the upkeep of everything?

MR. COLE: Yes. Yes, we would. So we have to look at what are those costs over time. Also most ground leases build in a set amount of percent that they can rise over time, given periods. It could be three years, it could be five years, but to give them the ability to expect what a rise might be, but yes.

MR. STRODTMAN: Okay.

MR. REICHLIN: I had a question with regard to the City's involvement and where the Davis Bacon Act, more commonly known as prevailing wage law, will come into play with regard to the actual structures. Is the City going to administer the -- administer this -- the development as a public project or --

MR. COLE: I know for our HUD funds, Davis Bacon does not trigger unless you're developing more than eight units. You know, I didn't mention that HUD funds will be going into this, but they will be

when the buyer goes in. We'll use those HUD funds to help with the home buyer assistance. But for home funding, which is the funding source we would use, which is a HUD source, it has to be eight units or more for that to trigger Davis Bacon.

MR. REICHLIN: So there -- so in order -- so then what you're saying is it'll help with overall affordability --

MR. COLE: To keep our construction costs lower, yes.

MR. REICHLIN: Anybody else? Mr. Stanton?

MR. STANTON: Are these going out to bid or are you having Job Point or to --

MR. COLE: Yeah. We'll be having it go out to bid and we'll definitely be working with Job Point in whatever form or fashion we can. There's two houses going in across the street, 106 and 110 Lynn. Those are ones that we purchased with HUD funds, demolished -- they were vacant and dilapidated, in very rough condition, and Job Point is reconstructing those right now, so we work with them quite -- quite a bit.

MR. STANTON: Using local and minority business or at least --

MR. COLE: We will definitely do our outreach --

MR. STANTON: -- lots of effort to --

MR. COLE: Yeah. Yeah. Definitely.

MR. HARDER: I have a question.

MR. REICHLIN: Mr. Harder?

MR. HARDER: Do you happen to know a kind of a range of the -- or kind of a ballpark idea of how much these houses would sell for?

MR. COLE: Yeah. Sure. So we did a bid on a single house or we had a bid for one about a year ago, and our price has been around \$125,000 for construction costs. Now, this -- this number could change a little bit, but I would anticipate getting that down to around \$90,000, \$95,000 range. So we can then add on some homebuyer assistance and get -- get the mortgage down to at least \$85,000, \$90,000 range, so we can get their -- their payment down as much as possible.

MR. REICHLIN: Anybody else? Seeing no one. Thank you for your time.

MR. COLE: Thank you.

PUBLIC HEARING OPENED

MR. REICHLIN: I will now open the public hearing on this matter. Anybody wishing to comment about this project, please feel free.

MR. CROCKETT: Mr. Chairman, members of the Commission, Tim Crockett with Crockett Engineering, 2608 North Stadium. It was a privilege to work with Randy and the -- and the Community Development staff on this project. I think it's a very worthwhile project for our community. Not often do we get to work on a project like this that really puts a project like this before the public. I have a list of notes here I would like to cover, however, I think Mr. MacIntyre did a great job in his presentation. He covered about everything I had listed here, so I'll make it brief and I'll be happy to answer any question

that you do have. Ms. Loe, I would like to talk a little bit about the setback. You are correct. We do want to have a street feel. We want a streetscape for Lynn -- for Lynn Street. If you -- if you notice, that's one thing when we did have a 20 feet, and Steve has talked about it, and he'll talk a little bit more about the building on it, I'm sure, but that's the reason why we put the garages on the rear portions of the houses. You know, we don't want the driveways out front where vehicles park out front along Lynn Street. We want to tuck those back behind the home so the home and the front porch is what you see when you drive along Lynn Street. That's exactly what we're trying to do is open up that feel and have that feel of a -- of a residential neighborhood, and I think the design kind of incorporates that a little bit, and that's what we're after. So if -- if that's -- helps explain that a little bit. That's what our intent was. So with that, I would be happy to answer any questions that the staff -- or the Commission may have.

MR. REICHLIN: Any questions of this speaker?

MR. CROCKETT: Thank you.

MR. REICHLIN: Thank you. Anybody -- anybody else wishing to comment on this matter, either for or against? Seeing no one.

PUBLIC HEARING CLOSED

MR. REICHLIN: I'll turn this matter over to Commissioners for their comments. Mr. Stanton?

MR. STANTON: This is in my neck of the woods and I really -- I really like this project. I'm kind of leery about the land-trust thing. It's kind of like having the American dream with strings attached, but I'll watch it very closely and see how that works out. This falls right in line with the affordable housing taskforce that did some work on this very issue almost ten years ago, and so it's great to kind of see some of this stuff flesh out and become reality, so I hope to see a lot more of these, and hopefully we'll learn from this project if it's successful. And this helps with density as well as affordability, so I think -- I plan to support this project.

MR. REICHLIN: Ms. Loe?

MS. LOE: I -- I'm glad to see innovative housing proposals coming in. I mean, with the housing unit ordinance, we were trying to find ways of increasing density or alternative means, and this seems to be another approach to doing that. I appreciate the design paying attention to the street and open spaces. We know this isn't always a given when you put these projects together. At the same point, I do want to double-check on that, especially make -- and I would be interested in what setback the Job Point houses are being held to across the street because I think establishing a feel for the street is as much about creating the neighborhood feel in the community as it is creating -- getting those yards in around the houses, as well.

MR. MACINTYRE: I can respond to that now. We have looked at -- up the code, and you're correct. It's a 25-foot regular standard, however, it falls under the same section for setbacks within a PUD, which are eligible for amendment by Council approval, so that would be Section 29-10(d)(7). The 20-foot minimum applies to garages in single-family PUD developments, but I think it is 20 feet for just a regular portion of a home. The setbacks, you can see on the aerial. Actually, if I back it up. There are

fewer homes there in the Google than on this one, but you can see that the two homes that were in existence when this was taken -- I think it was 2011 -- were certainly shorter setback than -- as well as the homes across the street are certainly on the short side of setbacks. I would suggest that they are likely under 20 feet even or thereabouts with, of course, some variation between those. Some of them may be as short as ten, fifteen feet, I would suggest. I don't think it's going to be possible to scale that tonight in this circumstance, and I apologize for the oversight. However, my suggestion would be that the 20-foot setback is something that's more or less consistent with the requirements, the standard requirement, and is likely more in keeping with the character of the homes on that street segment, as well as the block. Since we are looking at, with the exception of one additional home along this side of Lynn Street on this block segment, it's really difficult to say what character exists anymore. The standard requirement, if there were -- if this were in a single-family R-1 district, would be to gauge an infill development setback based upon existing -- median setback of existing homes, but that only applies in cases where there's a 40 percent -- 40 percent of the frontages or lots have development on them. So in this case, you know, again, it's really up to you to decide whether or not you would want -- be willing to support a 20-foot setback, which is against the standard 25-foot requirement there.

MS. LOE: Which brings me back to I would be very interested in what standard the R-2 Job -- which I'm assuming the Job Point homes were held to. They're on an R-2 sites. So, I mean, I'm willing to say 20 feet or whatever setback the Job Point houses, because, obviously, someone has already decided that's a setback that's acceptable for the street for those homes. I don't think we should be making up different numbers for new construction going in along the same street, is my point.

MR. REICHLIN: Any other comments? I would just like to say that I'm happy to see that these vacant lots are being repurposed and I consider it an excellent use of public resources to infill these lots that home -- that had homes on them that were probably at one time needing to be removed and put -- replacing them with more modern, energy-efficient structures. With regard to the setback, I realize it's not our place to legislate what they should and shouldn't be, but from just a personal common sense point of view, on a street where you have -- that was developed years and years ago before we had the standards we have today, that I can see the advisability of trying to keep that scale on that particular street going forward, so I'm comfortable with the 20-foot setback. And with that, I intend to support this matter. Anybody care to -- Mr. Zenner?

MR. ZENNER: In conferring both with Mr. Cole, who is representing Community Development, and the project managers, as well as Mr. Crockett, if the Commission is so inclined to approve the project at this point with compliance to the PUD front setback requirement of 25 feet and a caveat to which we would not permit anything less than 20, that would be probably -- allow us an opportunity to also evaluate what is across the street at Job Point. If it -- if Job Point is 25 feet, we basically have complied with the setback that is across the street. If Job Point is at 20 feet, which we can't verify this evening, we can basically amend the plan prior to Council. The intent here, obviously, is to comply with the underlying zoning as required through the PUD, if that's your prerogative or your desire. Again, as Mr. MacIntyre

has pointed out, the PUD section does allow you to vary the standard setbacks. Now, the big question here is we can't tell you what the setback is for Job Point. So to error on the side of greatest caution, if you make a recommendation to approve it subject to that front setback along Lynn Street being -- being 25 feet, the standard PUD, no less than 20, we can make the plan work and forward to Council, and your recommendation then would be either be matching this plan, which is 20 feet, or we would revise the plan to show a 25-foot front setback before forwarding. Does that make sense to you as Commissioners?

MR. STANTON: Uh-huh.

MS. LOE: It does, and I appreciate it. I realize we're trying to work to the greatest benefit of these homes, but if we have other new construction going in in the neighborhood, I feel there's some great benefit to the neighborhood as well if we look at the larger master plan of what's happening. I feel this allows us to take a step back and evaluate that.

MR. REICHLIN: And with that, would you care to frame a motion?

MS. LOE: So since I boondoggled this, I'd like to make a motion to approve -- in Case 15-230 -- 223, approve the request by the City of Columbia to rezone approximately .69 acres of land from PUD-4.3 to PUD-6.0, and approval of the PUD development -- are we doing both? Thank you. -- PUD development plan to be known as Linn Street Cottages with the caveat that the front setback will be revised to the standard PUD and evaluated with the Job Point setbacks --

MR. ZENNER: And be no less than 20 feet.

MS. LOE: -- and be no less than 20 feet. Thank you.

MS. BURNS: And the variance?

MR. STRODTMAN: And the side yard?

MS. LOE: And approval of a variance to allow six feet at the perimeter side line -- yards.

MS. BURNS: Second.

MR. REICHLIN: May we have a roll call, please?

MS. LOE: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Rushing. Motion carries 7-0

MS. LOE: We have seven yeses. The motion carries. It will be -- our recommendation for approval will be forwarded to City Council for their consideration.

MR. REICHLIN: Thank you.