

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 24, 2013**

SUMMARY

A request by Dale-Jeanne Powell Trust (owner) for PUD-4 (a Planned Unit Development allowing up to four dwelling units per acre) zoning on land pending voluntary annexation into the city. The 5-acre subject site is located on the south side of Richland Road, approximately 700 feet west of Bay Hills Drive, and is addressed 5000 E. Richland Road. (Case #12-219)

DISCUSSION

The applicant has applied for voluntary annexation of the subject site to allow for a connection to be made to the City's sewer system. PUD-4 zoning is requested to accommodate use of the existing house as a group home for fewer than eight physically handicapped individuals, and development of independent living units for the elderly, with a maximum of 19 dwelling units.

The site is currently zoned Boone County R-S (Single-Family Residential), which is equivalent to the City's R-1 (One-Family Dwelling District). Maximum development density in PUD-4 would be similar to the R-1 zoning district. Proposed uses are compatible with adjacent residential zoning and development in the area. A separate public hearing will be required prior to Council approval of a future PUD development plan on the site.

The request has been reviewed by applicable internal and external departments, none of whom object to the requested zoning designation.

RECOMMENDATION

Approval of PUD-4 zoning and accompanying Statement of Intent

ATTACHMENTS

- Aerial/Zoning and natural features maps
- Statement of Intent

SURROUNDING ZONING & LAND USE

Orientation from subject site	Zoning	Land Use
North	City R-1	Undeveloped
South	County R-S	Undeveloped
East	County R-S	Lake & single-family home on 3-acre lot
West	County R-S	Single-family home on 10-acre tract

SITE CHARACTERISTICS

Area (acres)	5.0
Topography	Falls approx. 30 feet from west to east toward pond
Vegetation/Landscaping	Grass & trees
Watershed/Drainage	Grindstone
Existing structures	Single-family home and accessory structure

SITE HISTORY

Annexation Date	Pending annexation on December 3, 2012
Zoning District	County R-S (Single-Family Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	A concurrent subdivision request is pending. Plat approval is required prior to development permits being issued.

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD # 9
Fire Protection	Boone County (upon annexation City of Columbia)
Electric	Boone Electric

ACCESS

Richland Road	
Location	North side of site
Major Roadway Plan	Major Arterial (unimproved), requiring 106-110 ft of right-of-way. ½ width dedication will be required at the time of platting lot to be annexed into City.
CIP projects	None
Sidewalk	5-foot wide sidewalk needed.

PARKS & RECREATION

Neighborhood Parks Plan	Site is served by East Port Park, approximately ½ mile to the east.
Trails Plan	Proposed North Fork of Grindstone Trail at southern edge of property (secondary trail)
Bicycle/Pedestrian Plan	Richland Road is an "Urban Pedway" routes. No improvements are in place. 8-foot wide pedway may be required – location to be determined.

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 by postcard of a public information meeting, which was held on January 2, 2013.

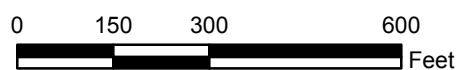
Public information meeting recap	Number of attendees: No attendees Comments/concerns: None
Neighborhood Association(s) notified	Bay Hills
Correspondence received	None as of this writing

Report prepared by Steve MacIntyre; approved by Pat Zenner.

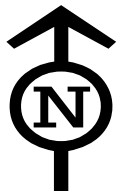


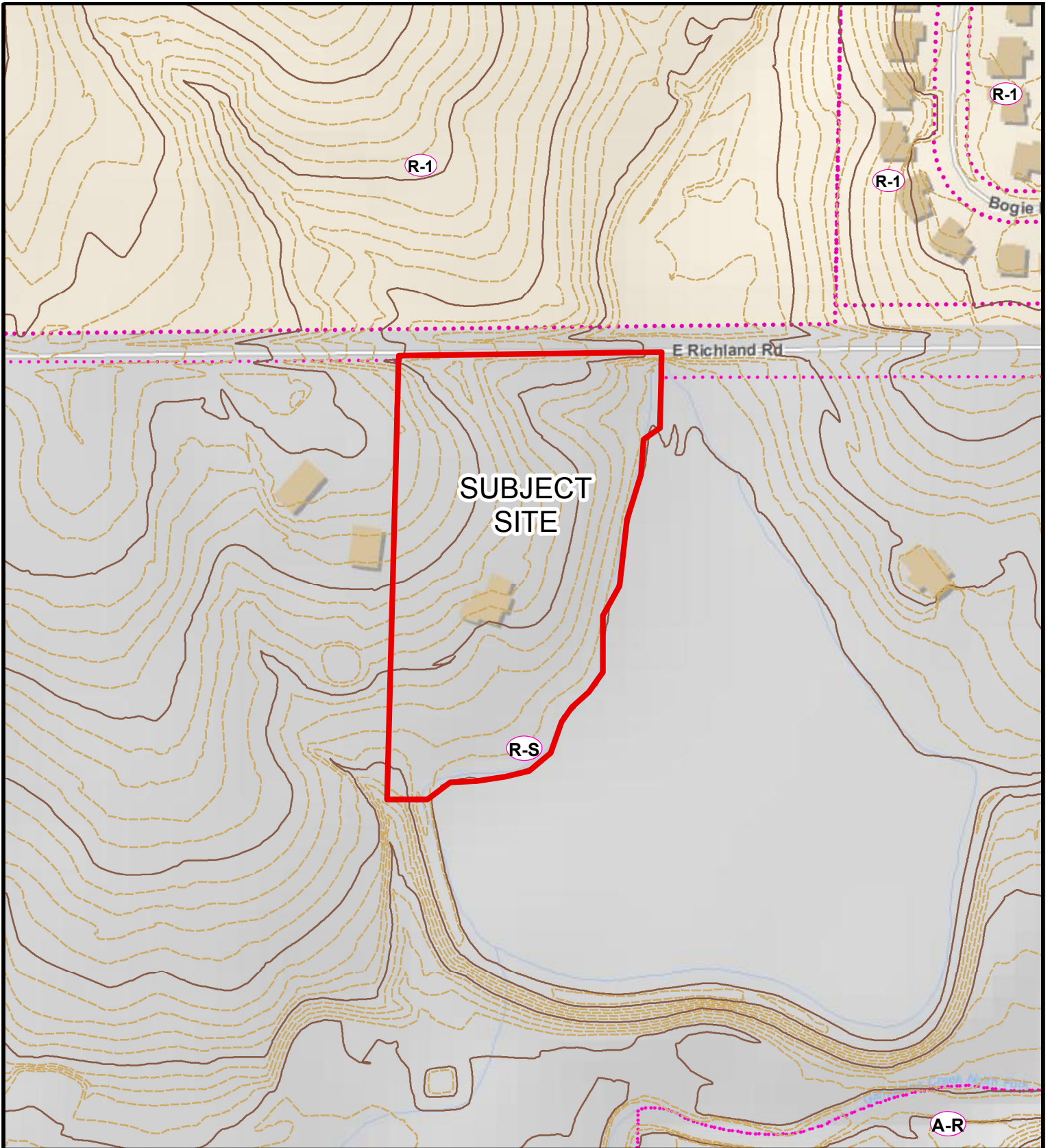
2011 Orthophoto
Source: Boone County Assessor

Case 12-219: Annexation/Zoning Dale-Jeanne Powell

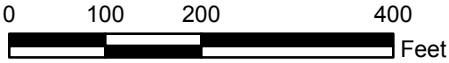


1 inch = 300 feet





**Case 12-219: Annexation/Zoning
Dale-Jeanne Powell**



1 inch = 200 feet





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

Statement of Intent Worksheet

For office use:

Case #: <u>12-163</u>	Submission Date: <u>10/23/12</u>	Planner Assigned: <u>SM</u>
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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. See Attached
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. 20,000 sf max. building floor area. Existing home will be remodeled for group home use with a maximum of 6 units. Five 2 and 3 unit detached buildings may be built. PUD-4 is being proposed for a maximum of 19 units. Existing shed will be used for storage of property maintenance items.
3. The maximum building height proposed.
30 feet maximum.
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.
30% minimum open space with 15% landscaping and 15% left in 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.
20 parking spaces total with one parking space per unit will be provided.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
None proposed
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. Existing home will remain and five additional cottage style buildings may be built around the existing home with views of the existing lake. A 25' perimeter setback line will be provided and there will be a minimum of 12' between proposed 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
Alan Lynch

10-23-2012
Date

PUD
A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
Adult day care home.
Agriculture, nurseries and truck gardens, each of which shall be limited to the propagation and cultivation of plants, provided no retail or wholesale business shall be conducted upon the premises, and no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer renovation is conducted thereon.
Apartment houses.
Bed and breakfast establishment, subject to the following criteria: (see PUD District regulations)
Boarding houses or lodging houses.
Churches, mosques and synagogues.
Continuing care retirement community (CCRC) (see R-3 District for restrictions).
Dwellings, One-Family.
Dwellings, Two-Family.
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions under the following regulations: (see Zoning Regulations for restrictions).
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.
Fraternity or sorority houses and dormitories.
Garage sales, under the following restrictions: (see Zoning Regulations for restrictions).
Golf courses and golf clubhouses appurtenant thereto, (except miniature golf courses, driving ranges, and other activities operated as a business).
Group Homes for Foster Care.
Group Homes for mentally or physically handicapped, under the following restrictions: see Zoning Regulations for restrictions)
Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas, all home occupations must meet the following restrictions: (see Zoning Regulations for restrictions)
Private golf courses and country clubs. Facilities permitted under this use would be permitted to provided those types of services generally associated with such clubs to their members, including those otherwise permitted only in commercial districts.
Private lakes.
Private outdoor swim and tennis clubs.
Private stables.
Public administrative buildings.
Public libraries.
Public museums.
Public parks and playgrounds, including public recreation or service buildings within such parks.
Public police and fire stations.
Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on campus. (see Zoning Regulations for additional requirements)
Publicly owned and operated community buildings.
Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit from the Board.
Temporary shelter, subject to the following: (see PUD District regulations).