

**NOTICE & AGENDA FOR
City of Columbia, Illinois
Plan Commission Meeting**

Monday, December 09, 2019, 6:30pm

**Columbia City Hall, 3rd Floor Auditorium
208 South Rapp Avenue Columbia, Illinois**



1. Call to Order
2. Roll Call & Establish Quorum
3. Approval of Minutes
 - a) October 14, 2019 Plan Commission Minutes *
4. Input from Residents
5. Public Hearing *
 - a) Request to rezone property located at 655 Valley Drive from A-1 to R-5, in conjunction with establishment of a CUP-A (Community Unity Plan) for the same and adjoining properties.
6. New Business
7. Old Business
8. Committee Reports
9. Staff Reports & Communications
10. Adjourn

* Denotes supporting document(s) in agenda packet.

Next Plan Commission Meeting: January 13, 2019

**MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION
OF THE CITY OF COLUMBIA, ILLINOIS
HELD MONDAY, OCTOBER 14, 2019 IN THE CITY HALL AUDITORIUM**

1. CALL TO ORDER

The Plan Commission meeting of the City of Columbia, Illinois held Monday, October 14, 2019 was called to order by Chairman Bill Seibel at 6:30 P.M.

2. ROLL CALL & ESTABLISH QUORUM

Upon roll call, the following members were:

Present: Chairman Bill Seibel and Commissioners Caren Burggraf, Tony Murphy, Doug Garmer, Russell Horsely, Pete Ingold, Lauren Nobbe and Andrea Yochum.

Absent: Commissioner Amy Mistler.

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey and Administrative Assistant Jackie Hausmann.

Administrative Staff Absent: None.

Guests present: Shaun Null, Bruce Freeland, Cindy Huseman

3. APPROVAL OF MINUTES

A. Minutes of the Monday, October 14, 2019 Plan Commission Meeting were submitted for approval.

MOTION:

It was moved by Commissioner Doug Garmer and seconded by Commissioner Andrea Yochum to approve the minutes of the Monday, October 14, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Caren Burggraf, Tony Murphy, Doug Garmer, Russell Horsley, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes. **MOTION CARRIED.**

4. INPUT FROM RESIDENTS

None

5. PUBLIC HEARING

None

6. NEW BUSINESS

A. Easement Amendment Plat & Grading Plan – Village of Wernings (Lot 8)

Director of Community Development Scott Dunakey began the discussion by referring to the Lot 8 plat drawings. Applicant is requesting minor revisions in grading to allow for a swimming pool. The current lot configuration would be difficult to allow for a swimming pool. Scott Dunakey noted the slight grading changes will affect this lot only and there will be a minor adjustment in the contour lines. Allowing this grading will create enough room for the pool. The plans have been reviewed and approved by City of Columbia City Engineer Chris Smith. Scott Dunakey recommends approval of the minor grading and flood plain easement adjustments. A brief discussion followed which included: (a) confirmation that there would be no additional water run-off due to the grading changes and there is sufficient compensatory storage per the subdivision code; (b) IDNR flood way matches the same elevation.

Public Comment: Owner Shaun Null noted Millennium engineering firm prepared the engineering drawings and Derek Heabner will be doing dirt work. He is essentially requesting 20 feet of grading which will come to approximately one (1) foot elevation.

MOTION:

It was moved by Commissioner Russell Horsley and seconded by Commissioner Doug Garmer to recommend approval of the easements amendment plat and grading plan for Lot 8 in the Village of Wernings and to forward a recommendation of approval to the City Council regarding this request. On roll call vote, Chairman Bill Seibel and Commissioners Caren Burggraf, Russ Horsley, Tony Murphy, Doug Garmer, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes. **MOTION CARRIED.**

7. **OLD BUSINESS**

None

8. **COMMITTEE REPORTS**

None

9. **STAFF REPORTS & COMMUNICATIONS**

Citizens Planner Workshop (Plan Commissioner Workshop) is scheduled on October 29, 2019 from 6-8 pm at the Gateway Center in Collinsville, IL.

10. **ADJOURN**

Since there was no further business to discuss, Chairman Seibel entertained a motion to adjourn.

MOTION:

Motion was made by Commissioner Doug Garmer and seconded by Commissioner Lauren Nobbe to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, October 14, 2019 at 7:00 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

Bill Seibel, Chairman

Amy Mistler, Secretary

Minutes by Jackie Hausmann, Administrative Assistant

City of Columbia
P.O. Box 467
208 South Rapp Avenue
Columbia, IL 62236-0467
Phone: (618) 281-7144

BUILDING & ZONING
NOV 05 2019

BUILDING & ZONING
NOV 05 2019

PAID
NOV - 5 2019



REQUEST FOR ZONING AMENDMENT

CITY OF COLUMBIA, IL

Instructions to Applicants:

To request a change in either the zoning map or text, a **Zoning Amendment Request Application** must be completed and a public hearing held. If the applicant is requesting that his property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet.

- ▶ **Reason for zoning amendment:** Normally there are only two reasons for a change in zoning:
 - 1) The original zoning was in error.
 - 2) The character of the area has changed to such an extent as to warrant rezoning.The burden of providing substantiating evidence rests with the applicant.
- ▶ **Application:** Please submit completed Request for Zoning Amendment Application to Columbia City Clerk's Office.
- ▶ **Site Plan:** If applicant is requesting that property be rezoned, a site plan must be included with the application indicating rezoning area.
- ▶ **Fee:** A fee of ~~\$400.00~~ ^{\$350.00} for the zoning amendment request must be paid by the applicant upon submitting this application to the City Clerk's Office.
- ▶ **Public Hearing:** A public hearing will be scheduled within a reasonable time with the Plan Commission and Zoning Board of Appeals. A notice of this hearing will be published in a newspaper of general circulation in the local area at least fifteen (15) days and not more than thirty (30) days before the hearing. The applicant will be notified by mail of the date, time and location of the hearing at least ten (10) days prior to the hearing date. The applicant or his duly authorized agent must appear at the hearing and present his case to the Board of Appeals/Plan Commission.
- ▶ **Approval Process:** The Board of Appeals/Plan Commission makes its recommendation, within ten (10) days following the public hearing, to the City Council for final action. Two-thirds of the aldermen holding office are required to adopt the necessary ordinance granting the amendment. An ordinance is required to approve the zoning amendment.

All information 1) requested below, 2) site plan, and 3) fee payment must be provided to the City Clerk's Office before a hearing will be scheduled, or a review of the Zoning Board of Appeals and Plan Commission will be conducted.

Applicant is encouraged to visit the office of the Zoning Administrator for any assistance needed in completing this application.

I have read the information above regarding a Request for Variance:


Applicant Signature

10/30/19
Date

REQUEST FOR ZONING AMENDMENT

1. Applicant Information:

Name: JLP Homes LLC Phone #: (618) 939-4638

Address: 208 N. Main St - Columbia IL

2. Property Interest of Applicant:

☐ Owner ☒ Contract Purchaser ☐ Leaseholder ☐ Other: _____

3. Owner Information (if different than applicant):

Name: GERALD A Goudy and Darlene C Goudy Revocable Living Trust Phone #: (314) 606-2958

Address: Parcel # 04-15-102-004-000 / 04-15-100-002-000 / 655 VALLEY DR. COLUMBIA, IL 62236

4. An amendment to the Zoning Ordinance is requested as follows:

A. ☐ Amendment to text:

It is requested that Section _____ of the Zoning Ordinance is amended as follows:

Reason for amendment: _____

B. ☒ Amendment to map:

What is the present land use and zoning district of the property?

Land Use: Agriculture

Zoning District: A-1

What is the proposed land use and zoning district of the property?

Land Use: Residential

Zoning District: R-5 CU PA

Reason for amendment: _____

I certify that all of the above statements/information and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbia for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Applicant Signature (Mandatory)

Date

Owner Signature (Mandatory)

Date

Zoning Board of Appeals
Columbia, Illinois

This page for office use only

Amendment Request #:	
Date:	

Ordinance No.:	
Date:	

Date set for public hearing: _____

Zoning District: _____

Notice published on: _____

Newspaper: _____

Fee Paid: _____

Date: _____

Recommendation of Plan Commission

☐ Denied

☐ Approved

☐ Approved with modification

Date of determination: _____

Recommendation of Zoning Board of Appeals

☐ Denied

☐ Approved

☐ Approved with modification

Date of determination: _____

Action by of Columbia City Council

☐ Denied

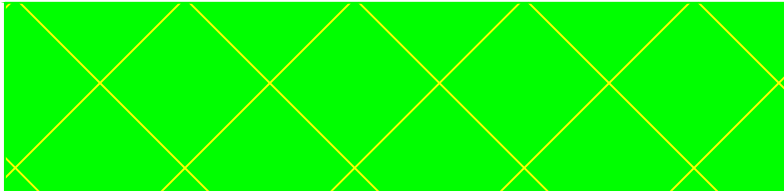
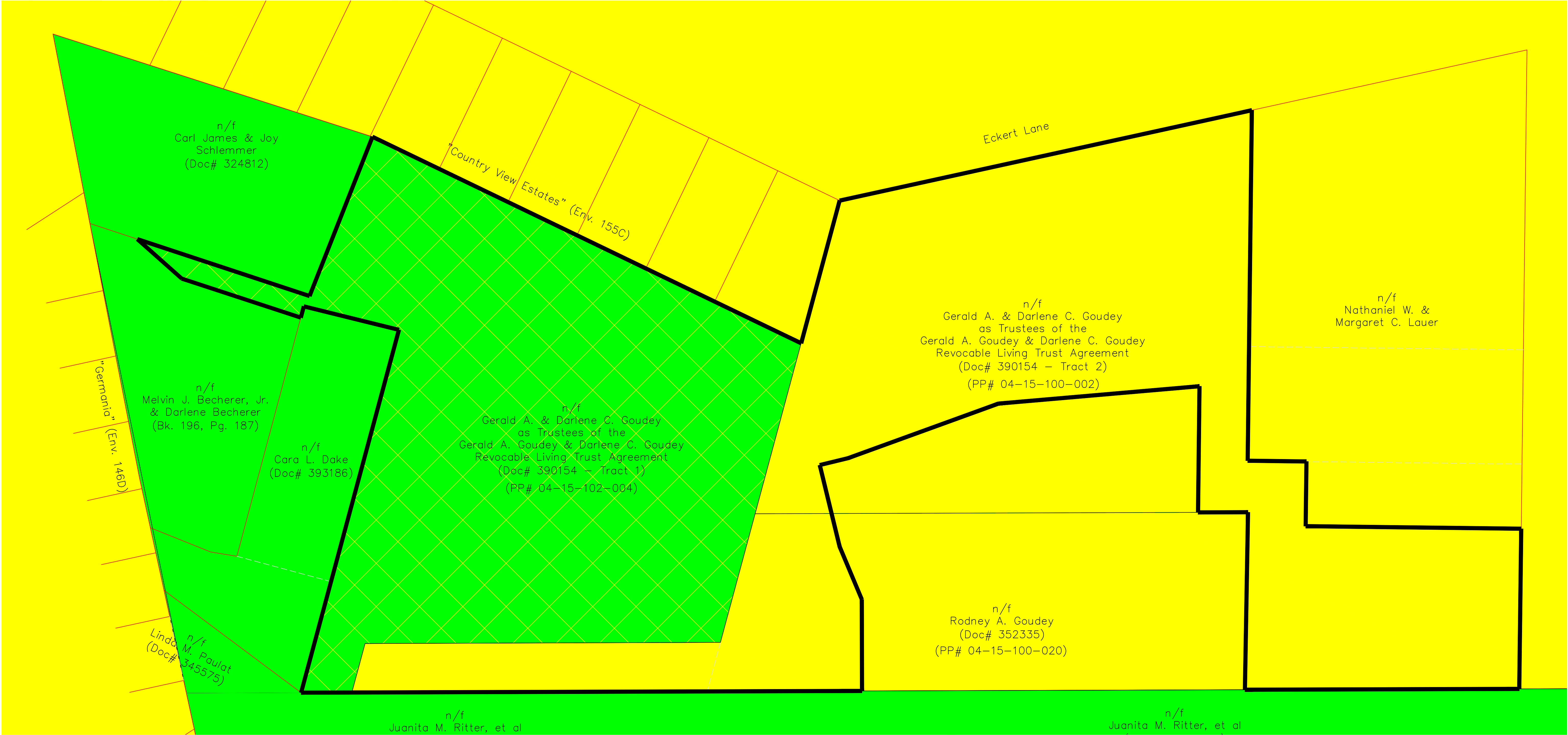
☐ Approved

☐ Approved with modification

Date of determination: _____

Action	Date
Public Hearing Notice sent to newspaper	
Public Hearing Notice posted on bulletin board	
Sent packet to Plan Commission	
Sent packet to ZBA	
Sent info to City Council	

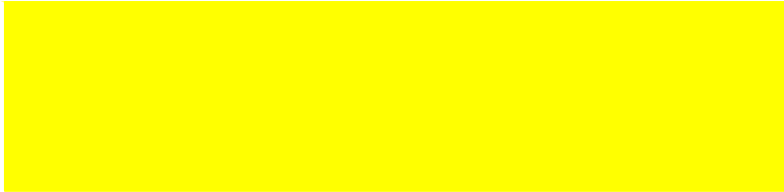
ECKERT LANE GOUDEY PROPERTY
PROPOSED ZONING AND COMMUNITY UNIT PLAN "A"



EXISTING A-1 (AGRICULTURAL DISTRICT)
PROPOSED R-5 (ONE-FAMILY DWELLING DISTRICT)



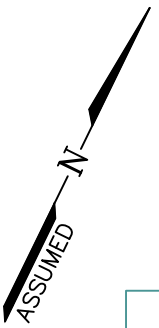
A-1
AGRICULTURAL DISTRICT



R-5
ONE-FAMILY DWELLING DISTRICT

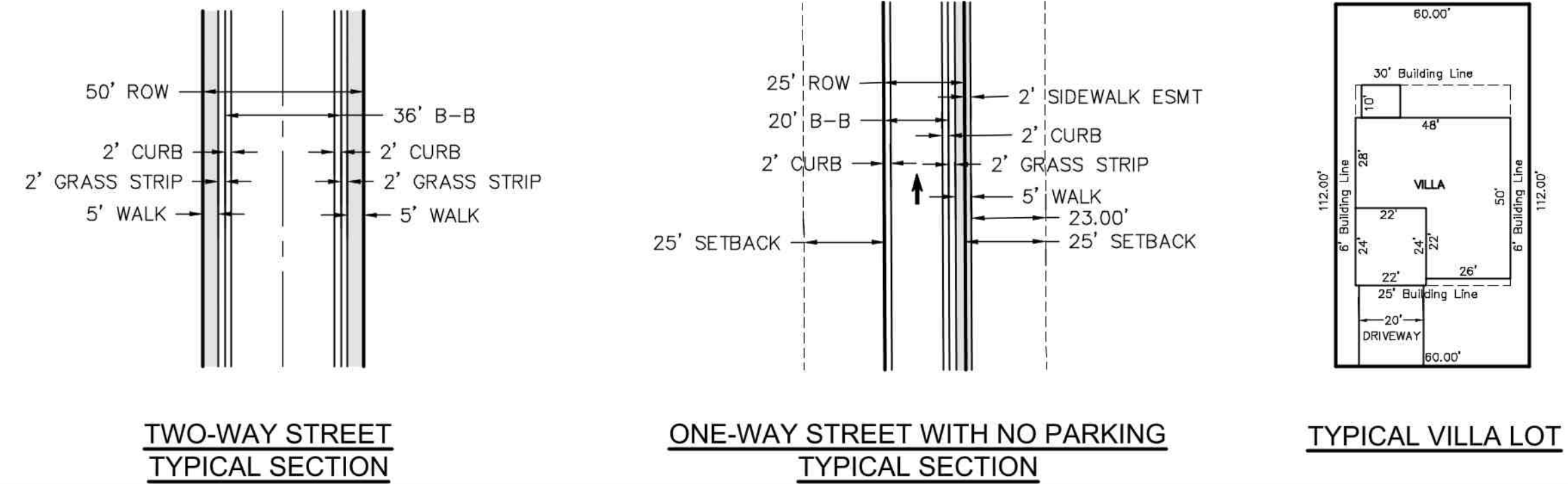


PROPOSED COMMUNITY UNIT
PLAN "A" (CUP-A) BOUNDARY



PLAT PREPARED FOR JLP Homes, LLC			
SURVEYED:	 HENEGHAN AND ASSOCIATES, P.C. ENGINEERS & SURVEYORS 300A Vision Drive Columbia, Illinois 62236 (618)281-8133 FAX (618)281-8290 www.haengr.com		
DRAWN:			
JMV (11/19)			
CHECKED:			
APPROVED:	PROJECT NO.:	DATE:	
	60055-202	NOVEMBER 12, 2019	

ECKERT LANE GOUDEY PROPERTY
CONCEPT SITE PLAN FOR COMMUNITY UNIT PLAN "A"



AVERAGE LOT AREA PER LOT

8,500 sf per lot - required for R-5

CUP-A Boundary = 403,928 sf
Street = - 39,188 sf
364,740 sf / 28 lots = 13,026 sf/lot avg.

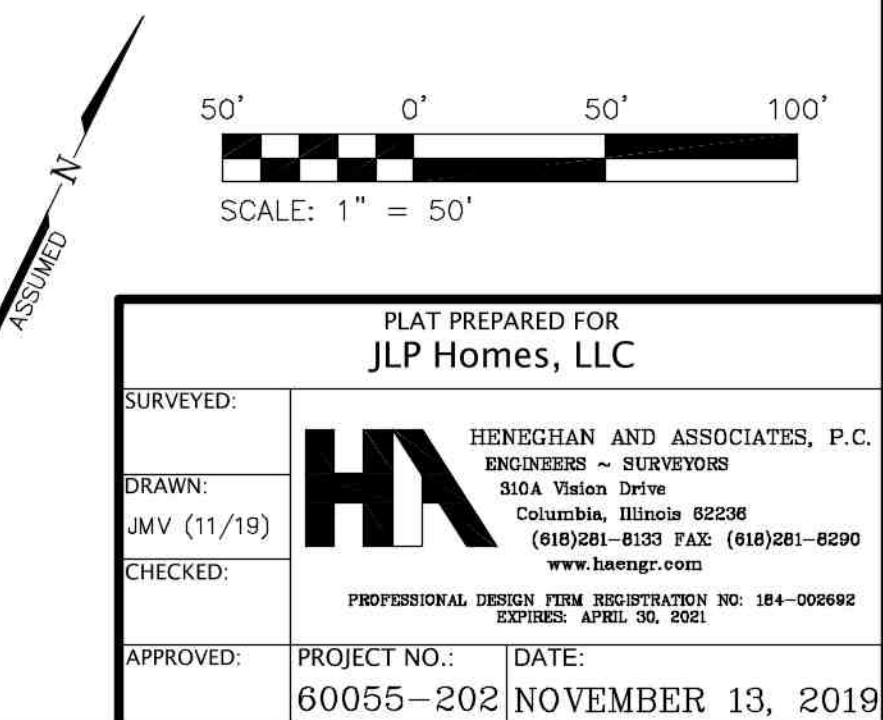
RECREATIONAL AREA

250 sf per family unit - required

250 x 28 = 7,000 sf - required
Common Ground 1 = 11,066 sf

COMMUNITY UNIT PLAN "A"

The CUP-A will consist of 2 different marketable lot types. Lots 1-6 provide larger lots for affordable home products geared towards new families and 2nd time home buyers that want to stay and grow their family in Columbia. These lot sizes are consistent with neighboring developments that connect back into the community. Lots 7-26 will be high demand lots for the aging citizens of the community that want to age in place comfortably, close to their families. The no maintenance life style and properly designed homes will allow for a quality of life at an affordable price. The tree line section of the development creates a natural defined comfort zone for these residents.



City of Columbia
P.O. Box 467
208 South Rapp Avenue
Columbia, IL 62236-0467
Phone: (618) 281-7144

BUILDING & ZONING
 NOV 5 2019

BUILDING & ZONING
 NOV 05 2019

PAID

NOV - 5 2019



REQUEST FOR ZONING AMENDMENT

Instructions to Applicants:

To request a change in either the zoning map or text, a **Zoning Amendment Request Application** must be completed and a public hearing held. If the applicant is requesting that his property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet.

- ▶ **Reason for zoning amendment:** Normally there are only two reasons for a change in zoning:
 - 1) The original zoning was in error.
 - 2) The character of the area has changed to such an extent as to warrant rezoning.
 The burden of providing substantiating evidence rests with the applicant.
- ▶ **Application:** Please submit completed Request for Zoning Amendment Application to Columbia City Clerk's Office.
- ▶ **Site Plan:** If applicant is requesting that property be rezoned, a site plan must be included with the application indicating rezoning area.
- ▶ **Fee:** A fee of ~~\$400.00~~ ^{\$350.00} for the zoning amendment request must be paid by the applicant upon submitting this application to the City Clerk's Office.
- ▶ **Public Hearing:** A public hearing will be scheduled within a reasonable time with the Plan Commission and Zoning Board of Appeals. A notice of this hearing will be published in a newspaper of general circulation in the local area at least fifteen (15) days and not more than thirty (30) days before the hearing. The applicant will be notified by mail of the date, time and location of the hearing at least ten (10) days prior to the hearing date. The applicant or his duly authorized agent must appear at the hearing and present his case to the Board of Appeals/Plan Commission.
- ▶ **Approval Process:** The Board of Appeals/Plan Commission makes its recommendation, within ten (10) days following the public hearing, to the City Council for final action. Two-thirds of the aldermen holding office are required to adopt the necessary ordinance granting the amendment. An ordinance is required to approve the zoning amendment.

All information 1) requested below, 2) site plan, and 3) fee payment must be provided to the City Clerk's Office before a hearing will be scheduled, or a review of the Zoning Board of Appeals and Plan Commission will be conducted.

Applicant is encouraged to visit the office of the Zoning Administrator for any assistance needed in completing this application.

I have read the information above regarding a Request for Variance:

Applicant Signature

10/30/19
 Date

REQUEST FOR ZONING AMENDMENT**1. Applicant Information:**Name: JLP Homes LLC Phone #: (618) 939-4638Address: 208 N. Main St - Columbia IL**2. Property Interest of Applicant:**☐ Owner ☒ Contract Purchaser ☐ Leaseholder ☐ Other: _____**3. Owner Information (if different than applicant):**Name: GERALD A Gaudy and Darlene C Gaudy Revocable Living Trust Phone #: (314) 606-2958Address: Parcel # 04-15-102-004-000 / 04-15-100-002-000 / 655 VALLEY DR. COLUMBIA, IL 62236**4. An amendment to the Zoning Ordinance is requested as follows:****A. ☐ Amendment to text:**

It is requested that Section _____ of the Zoning Ordinance is amended as follows:

Reason for amendment: _____

B. ☒ Amendment to map:What is the present land use and zoning district of the property?Land Use: AgricultureZoning District: A-1What is the proposed land use and zoning district of the property?Land Use: ResidentialZoning District: R-5 CUPA

Reason for amendment: _____

I certify that all of the above statements/information and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbia for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Applicant Signature (Mandatory)

Date

Owner Signature (Mandatory)

Date

This page for office use only

Amendment Request #:	
Date:	

Ordinance No.:	
Date:	

Date set for public hearing: _____**Zoning District:** _____**Notice published on:** _____**Newspaper:** _____**Fee Paid:** _____**Date:** _____**Recommendation of Plan Commission**☐ Denied☐ Approved☐ Approved with modification

Date of determination: _____

Recommendation of Zoning Board of Appeals☐ Denied☐ Approved☐ Approved with modification

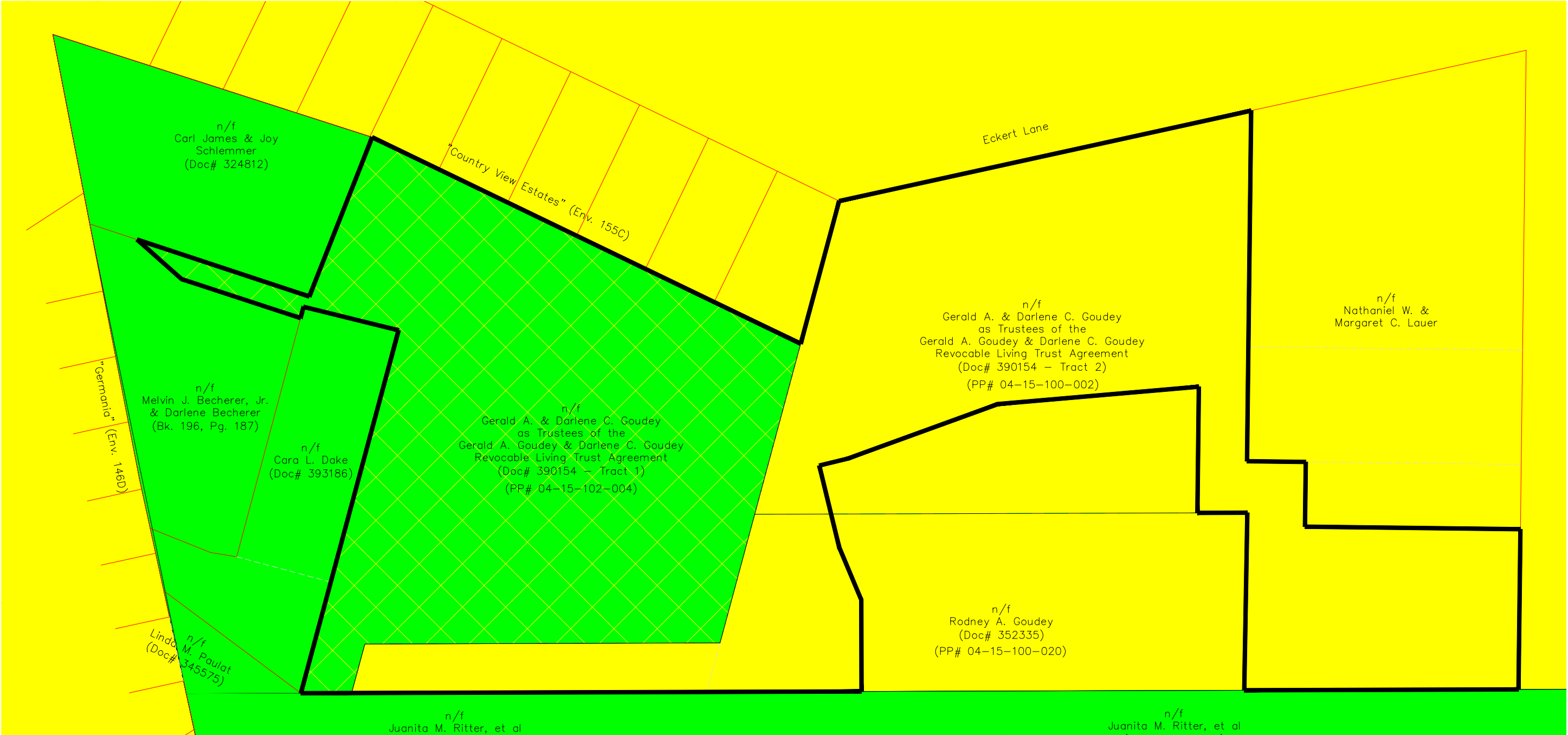
Date of determination: _____

Action by of Columbia City Council☐ Denied☐ Approved☐ Approved with modification

Date of determination: _____

Action	Date
Public Hearing Notice sent to newspaper	
Public Hearing Notice posted on bulletin board	
Sent packet to Plan Commission	
Sent packet to ZBA	
Sent info to City Council	

ECKERT LANE GOUDEY PROPERTY
PROPOSED ZONING AND COMMUNITY UNIT "A"



50' 0' 50' 100'

SCALE: 1" = 50'

PLAT PREPARED FOR
JLP Homes, LLC

SURVEYED:
DRAWN:
JMV (11/19)
CHECKED:
APPROVED:

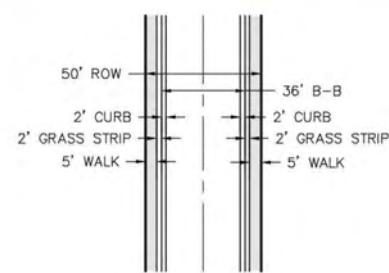
HENNEGHAN AND ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
3104 Vision Drive
Columbia, Illinois 62206
(618)281-8100 FAX: (618)281-8290
www.haenr.com

PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-002692
EXPIRES: APRIL 30, 2021

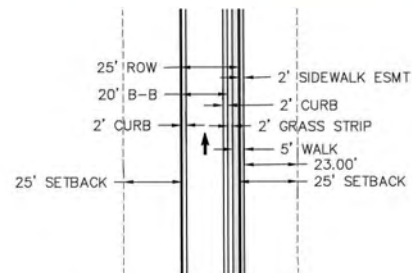
PROJECT NO.:
60055-202

DATE:
NOVEMBER 12, 2019

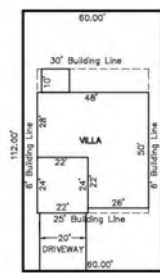
ECKERT LANE GOUDEY PROPERTY T SITE PLAN FOR COMMUNITY UNIT



TWO-WAY STREET
TYPICAL SECTION



ONE-WAY STREET WITH NO PARKING
TYPICAL SECTION



TYPICAL VILLA LOT

AVERAGE LOT AREA PER LOT

8,500 sf per lot - required for R-5

CUP-A Boundary = 403,928 sf
Street = - 39,188 sf
364,740 sf

364,740 sf /28 lots = 13,026 sf/lot avg.

RECREATIONAL AREA

250 sf per family unit - required

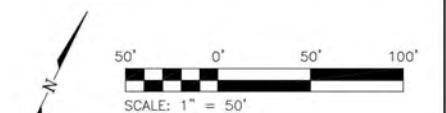
$$250 \times 28 = 7,000 \text{ sf} - \text{required}$$


Common Ground 1 = 11,066 sf

COMMUNITY UNIT PLAN "A"

The CUP-A will consist of 2 different marketable lot types. Lots 1-6 provide larger lots for affordable home products geared towards new families and 2nd time home buyers that want to stay and grow their family in Columbia. These lot sizes are consistent with neighboring developments that connect back into the community.

Lots 7-26 will be high demand lots for the aging citizens of the community that want to age in place comfortably, close to their families. The no maintenance life style and properly designed homes will allow for a quality of life at an affordable price. The tree line section of the development creates a natural defined comfort zone for these residents.



<p align="center">PLAN PREPARED FOR JLP Homes, LLC</p>	
<p>SURVEYED:</p>	<p align="center">HENEGHAN AND ASSOCIATES, P.C. ENGINEER - SURVEYOR 3104 Vulcan Drive Columbia, Illinois 62236 (618)281-6133 FAX: (618)281-6200 www.hanet.com</p>
<p>DRAWN: JMV (11/19)</p>	
<p>CHECKED:</p>	
<p align="center">PROFESSIONAL DESIGN FIRM REGISTRATION NO: 184-000962 EXPIRES APRIL 30, 2021</p>	
<p>APPROVED:</p>	<p>PROJECT NO.: 60055-202</p>
<p>DATE: NOVEMBER 13, 2019</p>	



Staff Report & Recommendation

Request for Zoning Map Amendment (Rezoning)

APPLICANT/PROPERTY INFORMATION

Applicant Name: JLP Homes, LLC (the application is attached)

Applicant is: ☐ Owner ☐ Leaseholder ☒ Purchaser ☐ Other: _____

Owner Name: Gerald A. & Darlene C. Goudey Revocable Living Trust

Property Address: 655 & 706 Valley Dr.

Current Zoning: A-1 Agricultural District & R-5 One-Family Dwelling District

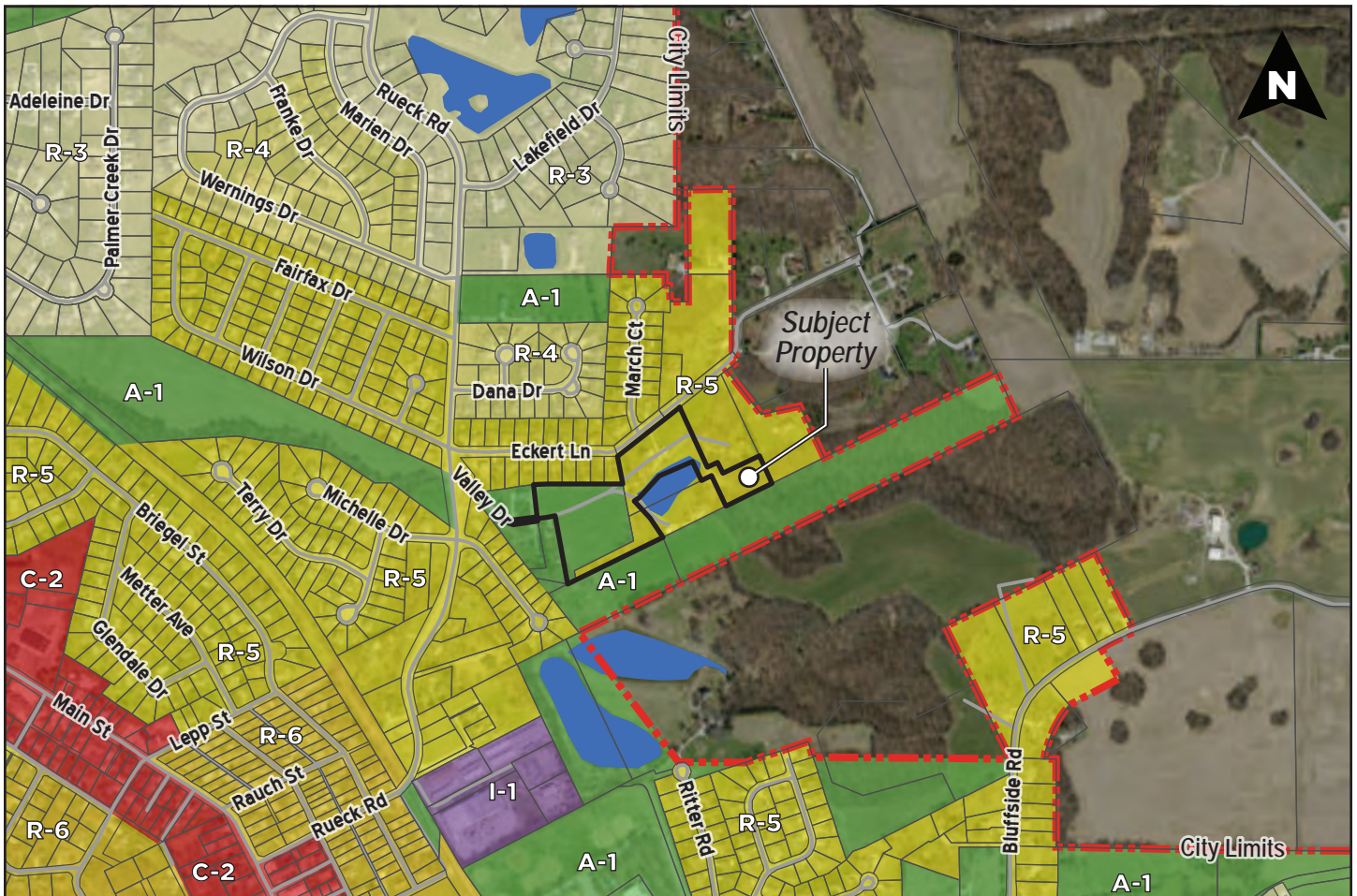
Current Land Use: Agriculture & Single-family Residential

Proposed Zoning: R-5 One-Family Dwelling District with a Community Unit Plan Type "A" (CUP-A)

Proposed Land Use: Single-family residential subdivision

Reason for Request: To allow the development of a single-family residential subdivision. The CUP-A is requested to allow smaller lots dedicated senior housing, while providing an average lot size consistent with the R-5 base zoning.

VICINITY MAP



PROPERTY PHOTOS



Photo 1 - View to the south from Eckert Ln. toward eastern portion of subject property.



Photo 2 - View of existing structures on subject property from Eckert Ln.



Photo 3 - View west down Eckert Ln. from existing driveway.



Photo 4 - View east down Eckert Ln. from existing driveway.



Photo 5 - View of existing house north of pond.

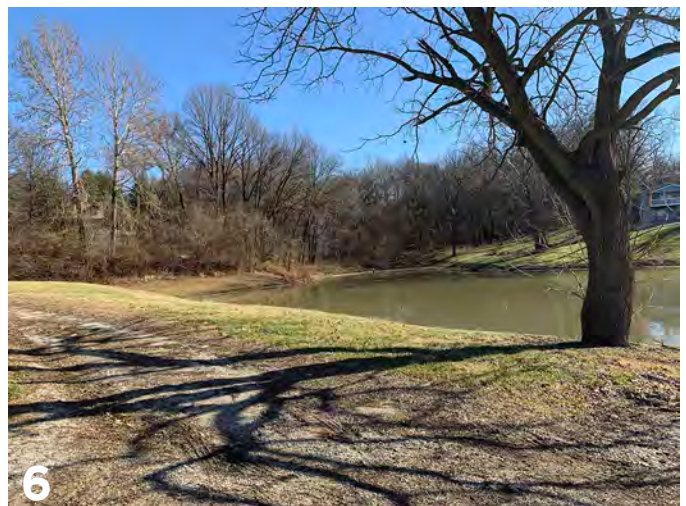


Photo 6 - View to the east toward pond from Valley Dr.

PROPERTY PHOTOS



Photo 7 - View to the southwest from the dam.



Photo 8 - View to the west from the dam.



Photo 9 - View to the east from the dam.



Photo 10 - View of existing house south of pond from the dam.



Photo 11 - View of existing house north of pond from the dam.



Photo 12 - View west down Valley Dr. toward Rueck Rd.

PROPERTY PHOTOS



13
Photo 13 - View east down Valley Dr.



14
Photo 14 - Intersection of Rueck Rd. & Eckert Ln.



15
Photo 15 - Intersection of Rueck Rd. & Valley Dr.

ANALYSIS

Existing Conditions

The subject property encompasses 9.27 acres comprised of all of Monroe County parcel #04-15-102-004-000 and portions of parcels #04-15-100-002-000 and #04-15-100-020-000. Parcel #04-15-102-004-000 is zoned A-1 Agricultural district and is undeveloped, but the portion south of Valley Dr. is used to grow hay. Parcels #04-15-100-002-000 and #04-15-100-020-000 share a pond that receives an unnamed stream that drains property to the east. These parcels are both zoned R-5 and each is developed with a single-family residence.

Properties to the north and west are developed with single-family homes and generally zoned R-5. However, the 3 parcels that share access to Valley Dr. are zoned A-1. The properties immediately south are zoned A-1, undeveloped, and used for agricultural purposes. The properties to the east are single-family homes developed on 2- to 4-acre lots. The Columbia city limit boundary is approximately 400 ft. east of the subject property on both sides of Eckert Ln.

Proposed Development

The subject property is under contract, with the sale contingent upon approval of the requested rezoning. If approved, the applicant intends to develop a single-family residential subdivision, with a portion dedicated to senior housing.

The applicant proposes to rezone parcel #04-15-102-004-000 to R-5 One-family Dwelling district, which would match current zoning on the portions of the other 2 parcels being purchased. Please reference the *Proposed Zoning and Community Unit Plan "A"* exhibit in the attached rezoning application for details.

The irregular shapes of the subject parcels as they exist, present challenges for development. So, the applicant is proposing to exchange the southwest portion of parcel #04-15-100-020-000 for a portion of the pond and levee in parcel #04-15-100-002-000, which would remain with the current owner. The applicant is seeking to establish a Type A Community Unit Plan (CUP-A) over the resulting subject property. The *Concept Site Plan for Community Unit Plan "A"* exhibit in the attached rezoning application illustrates the proposed development configuration.

The CUP-A is an overlay zoning district provided for in Section 17.48.010 of the Columbia Zoning Code. It is intended to be used in conjunction with a standard residential zoning district (in this case R-5) to overcome atypical site conditions, such as irregular lot shape or topography. The intent is to allow deviations from the requirements of the base zoning district so a site may be developed in spite of the existing atypical conditions.

In this case, the applicant is seeking to deviate from the minimum 8,500 s.f. lot area, 70-foot lot width, and 120-foot lot width requirements of the R-5 district for lots 7 - 26 as depicted in the concept site plan. These lots would be developed with "villas" intended as senior housing. The concept would provide a "no maintenance" lifestyle for seniors. The villas will be individually-owned single-family units sold at market rate, with exterior maintenance provided by a property owners association. The remaining lots would exceed the minimum lot area and size requirements of the R-5 district, to result in a generous average lot size over 13,000 s.f. The zoning code requires a CUP-A to provide 250 s.f. per lot for recreation area. The proposal provides 11,606 s.f. of recreation area in Common Ground 1, which will have a fishing dock.

A new residential street would provide access to Eckert Ln. for lots 4-26. A standard two-way street segment is proposed intersecting with Eckert Ln. providing access to lots 4-6. This would split into a looped one-way street segment providing direct access to lots 7-26. Lots 1,2,3, and 27 would have direct access to Eckert Ln. Lot 28 is the only lot that would continue to have access to Valley Dr., which is a private street.

Public Notice & Feedback (through Dec. 6, 2019)

Public notice of the proposed rezoning was published in the Republic-Times on November 20, 2019. The publication date was 19 days prior to the scheduled public hearing, which satisfies the statutory 15 - 30 days advance notification requirement.

On November 19, 2019, a notification letter was sent by regular mail to the owners of the 3 subject property parcels and the 17 property parcels immediately adjacent to the subject properties.

The City has received 2 phone calls expressing opposition to the proposed rezoning. City staff also exchanged email correspondence with 2 individuals seeking information about the proposed rezoning.

Land Use Impacts of Proposed Zoning/Use

The majority of adjacent properties and those in the immediate vicinity are zoned R-5 and developed with single-family homes. The proposed development would add up to 28 new dwelling units at a lower density than allowed by the zoning code. Furthermore, at an average lot size of 13,026 s.f. per lot, the proposed development will be less dense than the neighboring residential subdivisions. Therefore, the proposed development is consistent with the overall pattern of development in the general vicinity and will result in minimal land use impacts.

Transportation & Utility Impacts of Proposed Zoning/Use

The primary transportation impacts of the proposed development will be seen on Eckert Ln., which is a dead-end local residential street. Eckert Ln. connects to Rueck Rd. and runs east/northeast through the city limits extending into unincorporated Monroe County. The entire length of Eckert Ln. is approximately 4,500 feet. A total of 57 single-family homes access the transportation network via Eckert Ln. There are no current traffic counts available for Eckert Ln. However, based on average trip generation of 10 trips per day (Institute of Transportation Engineers Trip Generation Report, 8th Edition; Use Code 210), the existing traffic volume of Eckert Ln. can be assumed at approximately 570 vehicles per day.

The proposed detached senior housing (ITE Use Code 251) will generate about 4 trips per day per unit. The 20 senior housing units can be estimated to generate approximately 80 new trips per day on Eckert Ln. In addition, the 7 new single-family homes (ITE Use Code 210) will generate about 70 new trips per day. The proposed development will add a total of approximately 150 trips per day to Eckert Ln., which is estimated to have a post-development traffic volume of 720 trips per day, an increase of about 26% from pre-development traffic. Generally, 1,000 vehicles per day is considered a comfortable volume for a two-lane local residential street. Therefore, the proposed zoning and future development will have a minor impact on local transportation facilities.

Existing 8-inch sanitary sewer mains run along the south side of Eckert Ln. and Valley Dr. An 8-inch water main runs along the north side of Eckert Ln. and a 6-inch water main runs along the north side of Valley Dr. Therefore, the site is well served with both public water and sanitary sewer. These utility mains have ample capacity to serve the site for the foreseeable future. Therefore, the proposed zoning and potential future development will have no discernible impact on public water supply or sanitary sewer capacity.

FINDINGS

Uses and Zoning of Nearby Property

As outlined in the Analysis Section of this report, the requested R-5 zoning in conjunction with the proposed CUP-A is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.

Extent to which Subject Property Value is Diminished by Current Zoning

The portion of the subject property zoned A-1 is undeveloped and used only to grow hay. Only 2 homes exist on the portion of the property zoned R-5. The atypical lot configuration hampers development potential absent deviations from the minimum lot area and size requirements of the R-5 zoning district. The current zoning likely contributes to diminishing the subject property's value.

Negative Impact on Subject Property Value vs. Public Health, Safety & Welfare

The subject property is underutilized and underdeveloped, which negatively impacts the property value. The analysis indicates minimal impacts can be anticipated from the development, as proposed. Therefore, approving the requested rezoning will benefit the property owner with little negative impact to the overall health, safety, and welfare of the community.

Public Gain vs. Hardship to Subject Property Owner

As currently zoned and configured, the subject property is difficult to develop and generates little tax revenue, but still must receive municipal services, such as police protection. The proposed zoning would facilitate development of the subject property, allowing it to be utilized more efficiently and help broaden the local tax base. Approving the requested rezoning will alleviate a hardship to the property owner while providing net benefits to the public.

Suitability of Subject Property for Proposed Zoning

The existing configuration make the lot difficult and cost-prohibitive to develop as currently zoned. Rezoning the A-1 zoned portion of the subject property, in conjunction with the proposed CUP-A for the site will help overcome the challenges and allow the property to be developed in a manner consistent with the development pattern in the immediate vicinity. Because the surrounding properties had similar pre-development conditions, the subject property is suitable for the requested zoning and consistent with the overall development pattern.

Length of Time Subject Property has Remained Vacant as Zoned

The A-1 portion of the property has not allowed the subject to be developed in a manner consistent with the surrounding area. Current zoning has hampered the site's development potential, especially considering the lot configuration.

Consistency with the Community Vision & Planned Land Uses

The Columbia 20/20 Master Plan encourages infill growth in areas served by existing infrastructure. The use of CUPs is supported as a means of promoting a wider range of housing types, such as the proposed senior housing. The proposed zoning is consistent with the community's land use plan and vision.

Community Need for Proposed Use

We lack senior housing, particularly independent living opportunities that allow seniors to age in place as a vital part of the Columbia community. The proposed use helps fill a community need for senior housing.

STAFF RECOMMENDATION

Based on the information, analysis, and findings contained in this report, staff recommends that the request to rezone the subject property be:

☐ **DISAPPROVED/DENIED**

☐ **APPROVED AS SUBMITTED**

☒ **APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

1) Development shall occur in a manner substantially consistent with the Concept Site Plan submitted with the application. 2) Approval shall be revoked if the applicant fails to receive City approval of a final subdivision plat and improvement plans within one year of the adoption of the approving ordinance. 3) Restrictive covenants shall be provided for the subdivision that require lots 7-26 to be dedicated to senior housing, as proposed herein.

Additional Comments:

REPORT CERTIFICATION

I hereby submit this report and certify that the review has been conducted in an unbiased and objective manner. The analysis and recommendations contained herein represent my professional judgment, interpretation of the City of Columbia Zoning Code, and understanding of the information furnished by the applicant or discovered in the course of my review. Any recommendations herein are advisory in nature and provided solely for the consideration of the Columbia Plan Commission and City Council.

Report prepared and submitted by:



Scott A. Dunakey, AICP
Director of Community Development &
Zoning Administrator

December 6, 2019

Date