

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 266-13

AN ORDINANCE

rezoning property located on the north side of West Broadway and west of Pershing Road (1311 West Broadway) from District R-2 to District PUD-8.7; approving the statement of intent; repealing all conflicting ordinances or parts of ordinances; approving Cottage Grove PUD Plan; allowing reductions in the required perimeter setbacks; 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:

LOT 5 OF HUNTHILL SUBDIVISION AS RECORDED IN PLAT BOOK 3,
PAGE 23 OF THE BOONE COUNTY, MISSOURI RECORDS.

will be rezoned and become a part of District PUD-8.7 (Planned Unit Development) with a development density not exceeding 8.7 dwelling units per acre and taken away from District R-2 (Two-Family Dwelling District). Hereafter the property may be used for the following permitted uses:

Dwellings, one-family
Dwellings, two-family
Apartment houses

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated September 6, 2013, attached hereto 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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 Cottage Grove PUD Plan, dated September 6, 2013, 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 a perimeter setback of 21-feet, rather than the required 25-feet, shall be allowed along a portion of the northeast corner of the property, as shown on the PUD plan referenced in Section 4 and described in the "Parking Data" information on the plan, to allow the proposed future parking spaces.

SECTION 6. The City Council approves less stringent yard requirements than those set forth in Section 29-10(d)(7) so that a perimeter setback of 8-feet, rather than the required 25-feet, shall be allowed along a portion of the northeast corner of the property, as shown on the PUD plan referenced in Section 4, to allow the proposed dumpster pad.

SECTION 7. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

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 #: 13-148	Submission Date: 9/6/2013	Planner Assigned: Steve MacIntyre
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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.
Apartment houses, Dwellings-Two-family, Dwellings-One-family.
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.
Two, multiple-family dwellings and five, two-family dwellings. 16 units/1.84 ac. = 8.7 units/ac.
3. The maximum building height proposed.
30 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.
50% open space with 0% 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.
36 spaces (4 being bicycle) @ 2.25 spaces /unit ratio. Provisions made for future parking if needed.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
N/A
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.
A single, previously platted lot with 16, two-bedroom units within seven buildings. 25' perimeter setbacks (variance for a portion of the north setback for parking and dumpster) & 10' between buildings.

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

SEE ADDITIONAL
SHEET

Signature of Applicant or Agent

Date



September 6, 2013

RE: Cottage Grove PUD Plan - Additional Statement of Intent Items

8. The PUD Plan shall substantially conform with the architectural features and materials in the attached rendering, as follows:
 - a. Each dwelling unit shall include a porch or covered entryway. Such porch or entryway may be located as future building designs evolve.
 - b. Minimum roof slope shall be 3:12
 - c. Exterior building materials shall consist of any of the following siding materials or a combination thereof; fiber cement board, brick, wood, cedar shake, stone, or similar quality materials other than vinyl.

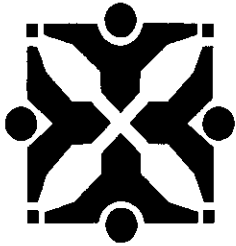
Respectfully submitted,

Kevin P. Murphy



Cottage Grove

Peckham Architecture



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Sep 16, 2013

Re: Cottage Grove - PUD rezoning and development plan (**Case 13-148**)

EXECUTIVE SUMMARY:

A request by Grove Central City Properties, LLC (owner) to rezone 1.84 acres of land from R-2 (Two-Family Dwelling) to PUD (Planned Unit Development), and for approval of a PUD development plan to be known as "Cottage Grove PUD Plan". The subject site is located on the north side of W. Broadway, approximately 390 feet west of Pershing Road, and is addressed 1311 W. Broadway. (**Case # 13-148**)

DISCUSSION:

The applicant is requesting to rezone a 1.84-acre property from R-2 (Two-Family Dwelling District) to PUD-8.7 (a Planned Unit Development with a maximum density of 8.7 dwelling units per acre). The site is currently developed with a single-family home, and is surrounded by single-family homes on R-2 zoned lots. The proposed zoning density is consistent with the recommended maximum density for duplex developments within the Neighborhood District, per the City's Metro 2020 land use plan.

The proposal includes a PUD development plan showing 16 dwelling units in a mixture of two- and three-family structures distributed throughout the site. The proposed off-street parking area would be accessed by a single driveway entrance onto Broadway, and provides 36 parking spaces, which is enough to support a maximum of two bedrooms per unit. The plan also shows a six-foot high wooden fence and landscaping along the east, west, and north property lines to provide enhanced screening and privacy to neighboring residents.

At its meeting on September 5, 2013, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the proposed rezoning and development plan, subject to the following revisions being made to address concerns raised by Commissioners and neighbors during the public hearing:

1. Include the option to install three future parking spaces, if needed
2. Add language to the statement of intent to require substantial conformance with the architectural features and facade materials represented in an architectural rendering that was circulated at the public hearing, and which shall be attached to the amended statement of intent.

The applicant has agreed to the above-referenced modifications, and a revised statement of intent and development plan which satisfies the Commission's conditions is attached.

The Commission also recommended approval of variances from Section 29-10(d)(7), to allow a dumpster pad and future parking spaces to encroach into the required 25-foot perimeter setback along the north side of the development.

A copy of the updated statement of intent and development plan, Planning and Zoning Commission meeting minutes and staff report are attached.

FISCAL IMPACT:

None

VISION IMPACT:

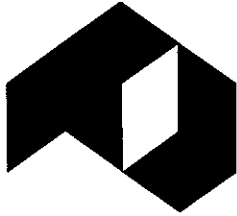
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approval of the proposed PUD zoning amendment and development plan

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

September 12, 2013

Steve MacIntyre
Community Development Department
P.O. Box 6015
Columbia, Mo 65205

Re: Cottage Grove PUD Plan and Rezoning for 1.84 acres located at
1311 W. Broadway.

Dear Mr. MacIntyre:

This letter is to clarify our for a variance from Section 29-10(d)(7) as it relates to the dumpster pad and a possible future parking expansion being located within the 25' perimeter setback at the rear (northeast corner) of the property. The property immediately to the north of this area is undeveloped and land locked, therefore we do not anticipate a future residence in this location.

The dumpster pad is proposed to be setback a minimum of 8 feet from the rear property line and the possible future parking expansion is proposed to be setback a minimum of 21 feet from the rear property line.

The PUD rezoning and plan remains a request to rezone this 1.84 acre tract from R-2 to PUD to allow for a mix of two-family and multiple-family dwellings. We are proposing a total of 7 buildings with a total of 16, two-bedroom units at a density of 8.7 units/acre.

Sincerely,

Kevin P. Murphy

LEGEND

EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING SANITARY CLEANOUT
PROPOSED SANITARY A-LOK
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING GUY WIRE
EXISTING LIGHT POLE
PROPOSED LIGHT POLE
EXISTING ELECTRIC METER
PROPOSED ELECTRIC METER
EXISTING GAS METER
PROPOSED GAS METER
EXISTING WATER METER
PROPOSED WATER METER
EXISTING CABLE BOX
EXISTING ELECTRIC TRANSFORMER
PROPOSED ELECTRIC TRANSFORMER
EXISTING TELEPHONE BOX
EXISTING UTILITY POLE
EXISTING WATER VALVE
PROPOSED WATER VALVE
PROPOSED HANDICAPPED SPACE
EXISTING HANDICAPPED SPACE
IRON PIPE CAP #2061008115
EXISTING SET
RECORD SET
BORE HOLE
BENCH MARK
DRILL HOLE
IRON PIPE
REDAR
MONUMENT
PERMANENT MONUMENT
RIGHT OF WAY MARKER
STONE
EXISTING STREET SIGN
EXISTING BOLLARD
EXISTING ROOF DRAIN
EXISTING SPRINKLER VALVE
EXISTING MAILBOX
EXISTING FLAGPOLE
BOONE COUNTY SURVEY
FINISH GRADE
TOP OF CURB
TOP OF PAVEMENT
FINISH FLOOR
RADIAL LINE
CENTERLINE

0.000
100.00 AC

SQUARE FEET
ACRES

EXISTING FENCE
PROPOSED FENCE

EXISTING UNDERGROUND ELECTRIC
PROPOSED UNDERGROUND ELECTRIC

EXISTING OVER-HEAD ELECTRIC
PROPOSED OVER-HEAD ELECTRIC

EXISTING UNDERGROUND TELEPHONE
PROPOSED UNDERGROUND TELEPHONE

EXISTING OVER-HEAD TELEPHONE
PROPOSED OVER-HEAD TELEPHONE

EXISTING FIBER OPTIC CABLE
PROPOSED FIBER OPTIC CABLE

EXISTING GAS
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EXISTING WATER
PROPOSED WATER

EXISTING STORM SEWER
PROPOSED STORM SEWER

EXISTING CABLE TELEVISION
PROPOSED CABLE TELEVISION

EXISTING FLOWLINE (E)
EXISTING TREELINE

PRESERVED TREELINE
PROPOSED CONTOUR

EXISTING CONTOUR

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS DAY OF 2013.

SHEILA AMN, CITY CLERK

DOUG WHEELER, CHAIRPERSON

ROBERT McDAVID, MAYOR

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS DAY OF 2013.

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ROBERT McDAVID, MAYOR

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS DAY OF 2013.

SHEILA AMN, CITY CLERK

DOUG WHEELER, CHAIRPERSON

ROBERT McDAVID, MAYOR

STREAM BUFFER STATEMENT

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNAGE NOTE

THERE WILL BE ONE FREESTANDING MONUMENT SIGN AS SHOWN, NOT TO EXCEED 4' IN HEIGHT AND 32 SQUARE FEET IN AREA.

LIGHTING NOTE

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOEBODY FIXTURES, UPWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 15 FEET. ALL OTHER LIGHTING WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORM WATER STATEMENT

THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR THE SITE WILL BE APPLIED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP #29019002800, DATED MARCH 17, 2011.

NATURAL GAS

AMEREN UE
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: GARY BAUMGARTNER
(NORTH OF -70)
(573) 876-3063

TELEPHONE

CENTURYLINK
625 E CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON
(573) 886-3500

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT
(573) 874-7250

CABLE TV

MEDIACOM
801 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUNYON
(573) 443-1535

WATER

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DON NICHOLSON
(573) 874-7315

ELECTRICITY

CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JIMMY RUNYON
(573) 874-7321

LEGAL DESCRIPTION

LOT 5 OF BLOCK 1 OF HUNTHILL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 23 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

PARKING DATA

RESIDENTIAL (MULTI-FAMILY) @ 2 SPACES/UNIT

REQUIRED: 16, 2-BEDROOM UNITS = 32 SPACES

+ 1 SPACE /5 UNITS VISITOR = 36 SPACES

PROVIDED: 36 PARKING SPACES (4 OF WHICH ARE BICYCLE SPACES)

AN ADDITIONAL 3 FUTURE PARKING SPACES MAY BE PROVIDED PER SECTION 29-10(D)(10) BY MEANS OF EXTENDING THE PARKING LOT TO THE NORTH AND RESTRIPTING THE EASTERN SPACES TO 8.5' IN WIDTH.

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- CONTRACTOR IS REQUIRED TO HAVE A COPY OF THE CITY OF COLUMBIA'S LATEST EDITION OF THE STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THE SITE IS TO BE DEVELOPED IN ONE PHASE.

OWNER:

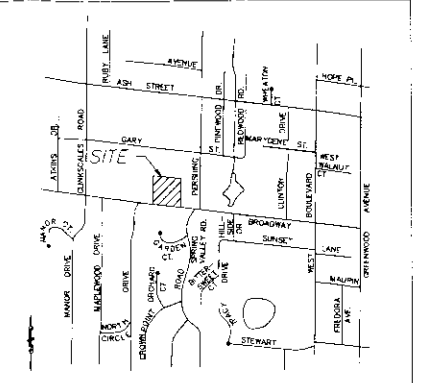
GROVE CENTRAL CITY PROPERTIES, LLC
310 RUSSELL BOULEVARD
COLUMBIA, MO 65203
(573) 777-9589

SITE DATA

CURRENT ZONING: R-2
PROPOSED ZONING: PUD B.7
ACREAGE: 1.84 AC
PROPOSED UNITS: 16 2-BEDROOM UNITS
MAX. HEIGHT: 30 FEET

LOCATION MAP

NOT TO SCALE



REVISIONS

DATE DESCRIPTION BY

8/06/13 CITY COMMENTS KPM

8/19/13 CITY COMMENTS KPM

8/20/13 CITY COMMENTS KPM

COTTAGE GROVE PUD PLAN

SITE PLAN C101



3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750
FAX: (573) 817-1577

MISSOURI CERTIFICATE OF AUTHORITY: 2001005116

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED, SEALED AND DATED.

JAY GEBHARDT MO E-25052 MD PE-123456 AUGUST 29, 2013



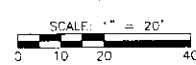
PROJECT # GROV13.03

DRAWING # GROV13.03

DRAWN BY: KPM

SHEET C101

SHEET 1 OF 2





△ TREE PRESERVATION NOTE:

THERE IS NO CLIMAX FOREST ON THIS SITE. TREES ON THE WEST PROPERTY LINE ARE TO REMAIN UNLESS ADJACENT NEIGHBOR WISHES TO REMOVE ANY OTHER TREES ON SITE SHALL BE EVALUATED AND PRESERVED IF POSSIBLE.

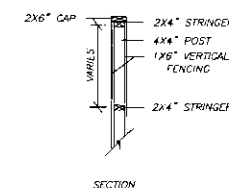
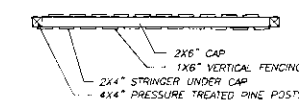
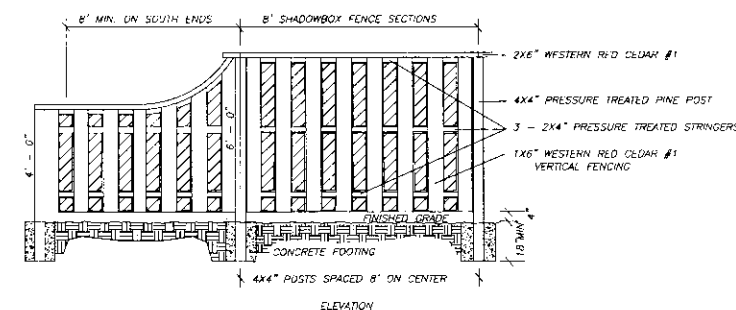
LANDSCAPING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. EXISTING PERIMETER FENCING AND VEGETATION SHOWN TO BE REMOVED SHALL REMAIN IN PLACE UNTIL NEARING THE END OF SITE CONSTRUCTION UNLESS IT CONFLICTS WITH CONSTRUCTION. CONSTRUCTION OF NEW PERIMETER SCREENING FENCE TO COMMENCE IMMEDIATELY AFTER REMOVAL OF EXISTING FENCE.
3. A FINAL LANDSCAPING PLAN THAT COMPLIES WITH SECTION 29-25 OF THE CODE OF ORDINANCES AND THE STORM WATER MANAGEMENT AND WATER QUALITY MANUAL WILL BE PROVIDED WITH THE CONSTRUCTION PLANS.
4. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
5. BIORETENTION CELLS TO ALSO SERVE AS FLOOD PROTECTION DETENTION. PLANTINGS SHALL BE PER THE STORMWATER MANAGEMENT AND WATER QUALITY MANUAL AND WILL BE PROVIDED WITH FINAL CONSTRUCTION PLANS.
6. TEMPORARY TREES TO BE PLANTED BETWEEN PERMANENT LARGE SHADE TREES ALONG NORTH PROPERTY LINE. THESE TEMPORARY TREES MAY BE REMOVED IN THE FUTURE TO ALLOW FOR FULL GROWTH OF PERMANENT TREES.

△ LANDSCAPING SCHEDULE

QUANTITY	SIZE	CATEGORY
12	3"	SHADE TREE (MED. - LARGE)
9	2"	ORNAMENTAL TREE (SMALL)
9	4 FT. TALL	COLUMNAR EVERGREEN
6	3"	TEMPORARY TREE - FAST GROWING, 30' MAX. HEIGHT

TOTAL AREA OF LOT = 1.84 AC. = 80,203 SQ. FT.
TOTAL PAVED PARKING AREA = 12,660 SQ. FT. (16%)
TOTAL BUILDING AREA = 15,120 SQ. FT. (19%)
TOTAL SIDEWALK AREA = 2,948 SQ. FT. (4%)
TOTAL IMPERVIOUS AREA = 30,728 SQ. FT. (38%)
MIN. AREA OF LANDSCAPING TO REMAIN = 40,102 SQ. FT. (50%)
12,660 SQ. FT. PAVED PARKING AREA / 4,500 = 3 TREES REQUIRED FOR PARKING LOT SHADING.
3 NEW TREES FOR PARKING LOT SHADING SHOWN ON SITE.



△ PRIVACY FENCE DETAILS

R/S

COTTAGE GROVE PUD PLAN

LANDSCAPE PLAN
C101



A CIVIL GROUP
- CIVIL ENGINEERING -
- PLANNING -
- SURVEYING -

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MD 65203
PH: (573) 817-5750
FAX: (573) 817-1677

MISSOURI CERTIFICATE OF
AUTHORITY: 2001006116

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.



JAY GEBHARDT MO E-25052
MO PE-123456
AUGUST 29, 2013

PROJECT # BROV13-03

DRAWING # BROV13-03

DRAWN BY: KPM

SHEET C102

SHEET 2 OF 2

SCALE: 1" = 20'
0 10 20 40

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 5, 2013**

SUMMARY

A request by Grove Central City Properties, LLC (owner) to rezone 1.84 acres of land from R-2 (Two-Family Dwelling) to PUD (Planned Unit Development), and for approval of a PUD development plan to be known as "Cottage Grove PUD Plan". The subject site is located on the north side of W. Broadway, approximately 390 feet west of Pershing Road, and is addressed 1311 W. Broadway. (**Case # 13-148**)

DISCUSSION

The applicant is requesting to rezone a 1.84-acre property from R-2 (Two-Family Dwelling District) to PUD-8.7 (a Planned Unit Development with a maximum density of 8.7 dwelling units per acre). The site is currently developed with a single-family home, and is surrounded by single-family homes on R-2 zoned lots. The proposed zoning density is consistent with the recommended maximum density for duplex developments within the Neighborhood District, per the City's Metro 2020 land use plan.

The proposal includes a PUD development plan showing 16 dwelling units in a mixture of two- and three-family structures distributed throughout the site. The proposed off-street parking area would be accessed by a single driveway entrance onto Broadway, and provides 36 parking spaces, which is enough to support a maximum of two bedrooms per unit. The plan also shows a six-foot high wooden fence and landscaping along the east, west, and north property lines to provide enhanced screening and privacy to neighboring residents.

A letter from the applicant requests variance from Section 29-10(d)(7), to allow a dumpster pad to encroach into the required 25-foot perimeter setback along the north side of the development.

The plan meets all PUD development standards, with the exception of the requested perimeter setback variance.

RECOMMENDATION

Staff recommends:

- **Approval** of PUD-8.7 zoning and the corresponding statement of intent
- **Approval** of the proposed PUD development plan, including the requested variance from Section 29-10(d)(7) to allow a trash dumpster within the 25-foot perimeter setback along the site's northern property line.

ATTACHMENTS

- Locator aerial and topographic maps
- Development plan
- Letter requesting variance from Section 29-10(d)(7)
- Statement of intent

SITE HISTORY

Annexation Date	1946
Existing Zoning District(s)	R-2 (Two-Family Dwelling District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lot 5, Hunthill Addition Block 1

SITE CHARACTERISTICS

Area (acres)	1.84 acres
Topography	Flat to gradually sloping
Vegetation/Landscaping	Grass and trees
Watershed/Drainage	County House Branch
Existing structures	Single-family home

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	R-2 (Two-Family Dwelling)	Single-family homes
South	R-1 (One-Family Dwelling)	Single-family homes
East	R-2	Single-family homes
West	R-2	Single-family homes

UTILITIES & SERVICES

All essential utilities and services, including electricity, water, fire protection, and sanitary sewer, are available to the site, and provided by the City of Columbia.

ACCESS

Broadway	
Location	South side of site
Major Roadway Plan	Major Arterial (Improved & City-maintained)
CIP Projects	None
Sidewalk	In place

PARKS & RECREATION

Neighborhood Parks	Again Street Park is 1,400 feet to northeast
Trails Plan	No trails planned
Bicycle/Pedestrian Plan	No bike/ped infrastructure planned

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 August 13, 2013.

Public Information Meeting Recap	Number of attendees: 13 Comments/concerns: Screening, traffic, rental vs. condo
Neighborhood Association(s) Notified	County House Branch
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner



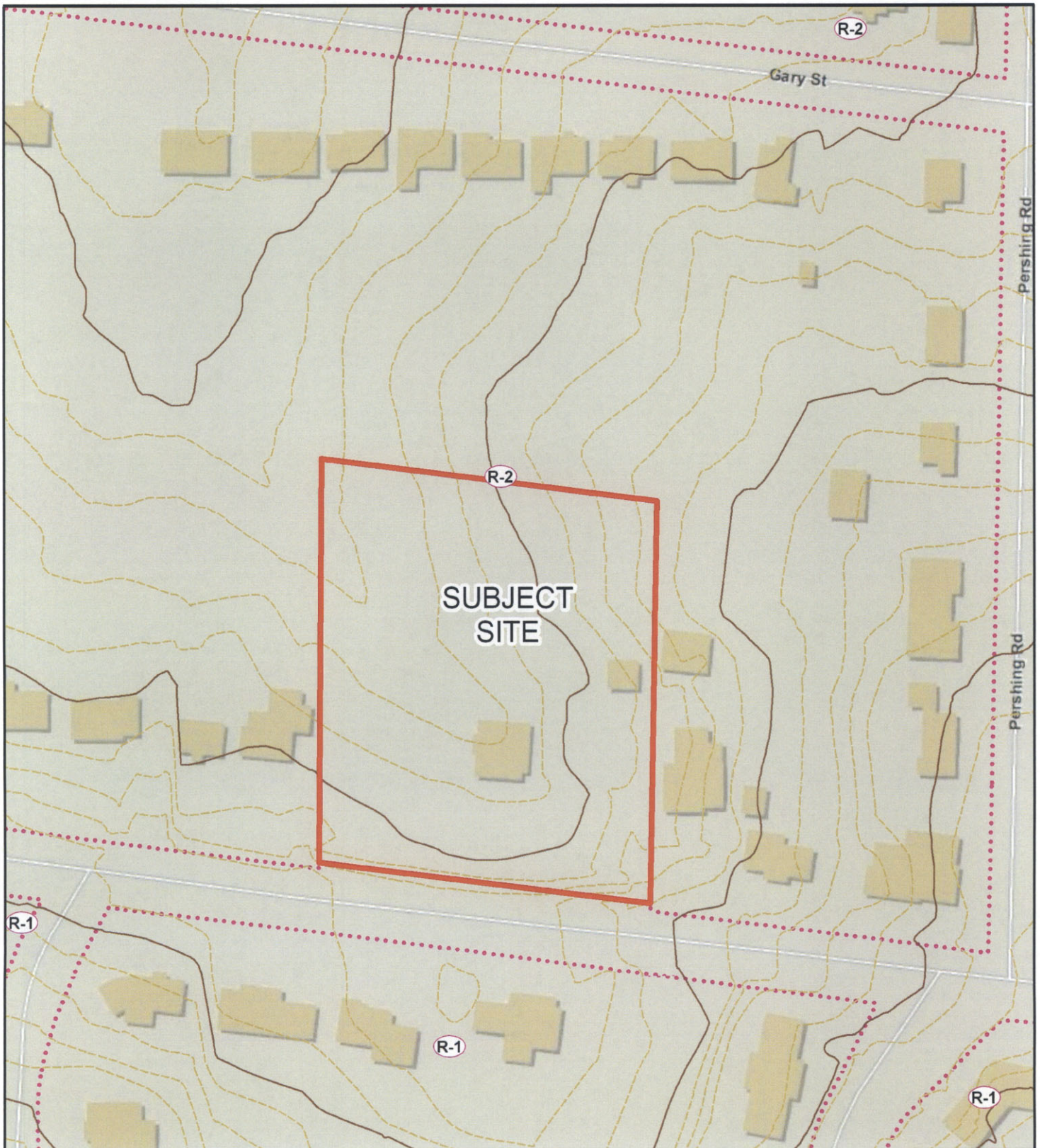
Parcel Data and Aerial Photo
Source: Boone County Assessor

Case 13-148: Rezoning & Development Plan Cottage Grove PUD Plan

0 75 150 300
Feet

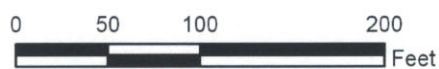
1 inch = 150 feet





Parcel Data
Source: Boone County Assessor

Case 13-148: Rezoning & Development Plan Cottage Grove PUD Plan



1 inch = 100 feet





△ TREE PRESERVATION NOTE

THERE IS NO CLIMAX FOREST ON THIS SITE. TREES ON THE WEST PROPERTY LINE ARE TO REMAIN UNLESS ADJACENT NEIGHBOR WISHES TO REMOVE ANY OTHER TREES ON SITE SHALL BE EVALUATED AND PRESERVED IF POSSIBLE.

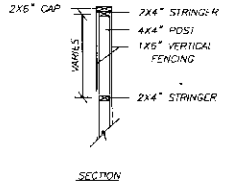
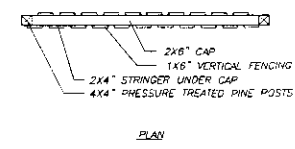
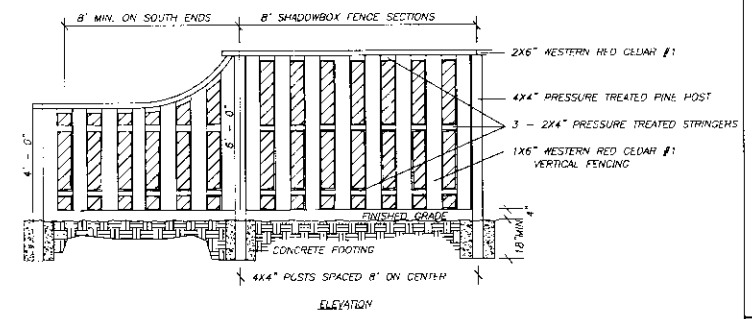
△ LANDSCAPING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. EXISTING PERIMETER FENCING AND VEGETATION SHOWN TO BE REMOVED SHALL REMAIN IN PLACE UNTIL NEARING THE END OF SITE CONSTRUCTION UNLESS IT CONFLICTS WITH CONSTRUCTION. CONSTRUCTION OF NEW PERIMETER SCREENING FENCE TO COMMENCE IMMEDIATELY AFTER REMOVAL OF EXISTING FENCE.
3. A FINAL LANDSCAPING PLAN THAT COMPLIES WITH SECTION 29-25 OF THE CODE OF ORDINANCES AND THE STORM WATER MANAGEMENT AND WATER QUALITY MANUAL WILL BE PROVIDED WITH THE CONSTRUCTION PLANS.
4. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
5. BIORETENTION CELLS TO ALSO SERVE AS FLOOD PROTECTION DETENTION. PLANTINGS SHALL BE PER THE STORMWATER MANAGEMENT AND WATER QUALITY MANUAL AND WILL BE PROVIDED WITH FINAL CONSTRUCTION PLANS.
6. TEMPORARY TREES TO BE PLANTED BETWEEN PERMANENT LARGE SHADE TREES ALONG NORTH PROPERTY LINE. THESE TEMPORARY TREES MAY BE REMOVED IN THE FUTURE TO ALLOW FOR FULL GROWTH OF PERMANENT TREES.

△ LANDSCAPING SCHEDULE

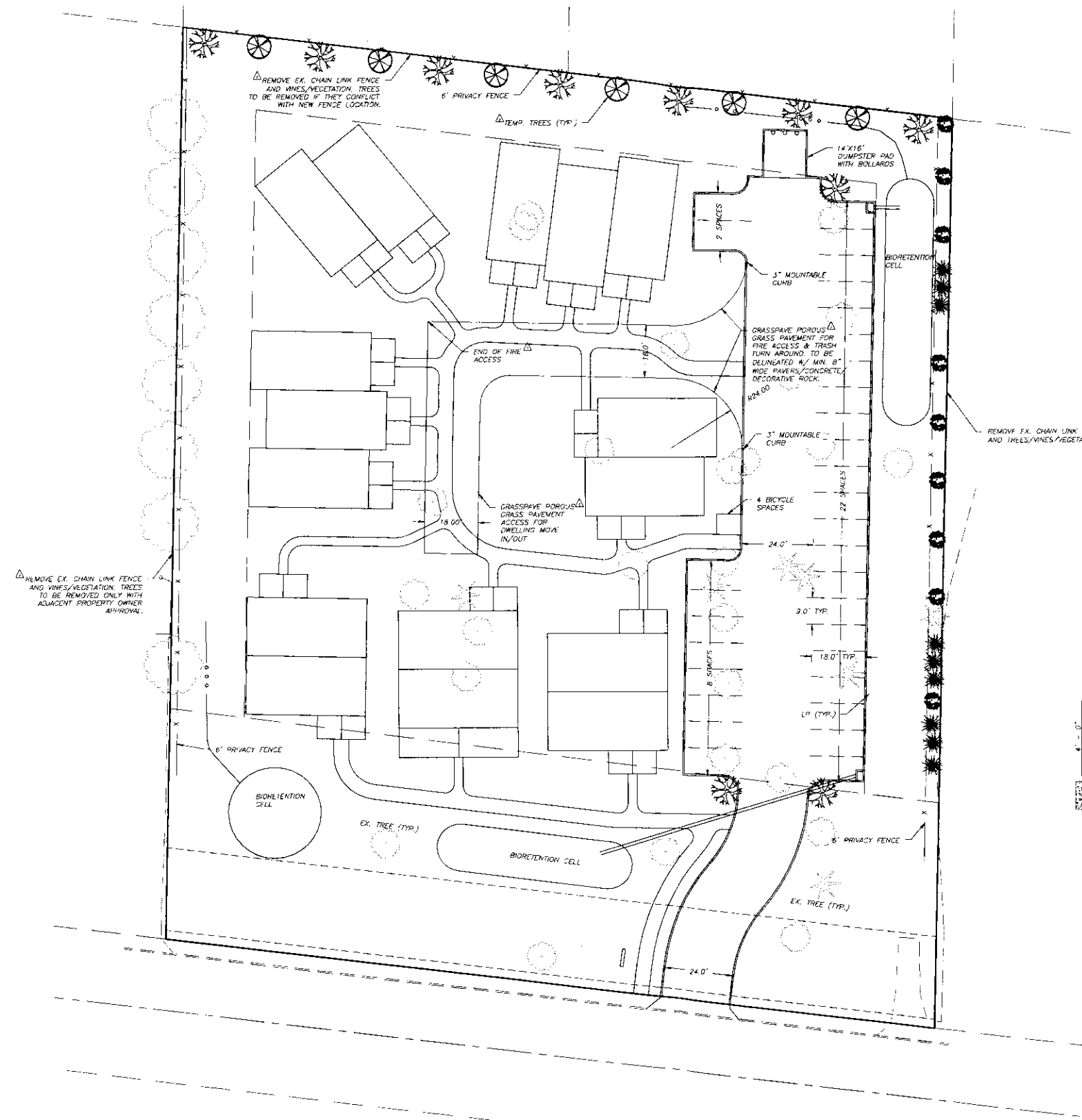
QUANTITY	SIZE	CATEGORY
10	3"	SHADE TREE (MED. - LARGE)
9	2"	ORNAMENTAL TREE (SMALL)
9	4 FT. TALL	COLUMNAR EVERGREEN
6	3"	TEMPORARY TREE - FAST GROWING, 30' MAX. HEIGHT

TOTAL AREA OF LOT = 1.84 AC. = 80,203 SQ. FT.
TOTAL PAVED PARKING AREA = 12,660 SQ. FT. (16%)
TOTAL BUILDING AREA = 15,120 SQ. FT. (19%)
TOTAL SIDEWALK AREA = 2,948 SQ. FT. (4%)
TOTAL IMPERVIOUS AREA = 30,728 SQ. FT. (38%)
MIN. AREA OF LANDSCAPING TO REMAIN = 40,102 SQ. FT. (50%)
12,660 SQ. FT. PAVED PARKING AREA / 4,500 = 3 TREES REQUIRED FOR PARKING LOT SHADING.
3 NEW TREES FOR PARKING LOT SHADING SHOWN ON SITE.



△ PRIVACY FENCE DETAILS

V75



COTTAGE GROVE PUD PLAN

LANDSCAPE PLAN
C101

A CIVIL GROUP
-CIVIL ENGINEERING-
-PLANNING-
-SURVEYING-

3401 BROADWAY
BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 517-9750
FAX: (573) 517-1677

MISSOURI CERTIFICATE OF
AUTHORITY: 2001005116

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.



JAY GEHARDT MO E-25052
MO REG-123456
AUGUST 29, 2013

PROJECT # GROV13.03

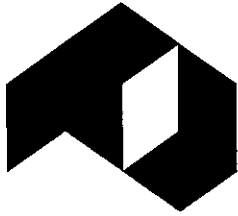
DRAWING # GROV13-03

DRAWN BY: KPM

SHEET C102

SHEET 2 OF 2

SCALE: 1" = 20'



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

August 20, 2013

Steve MacIntyre
Community Development Department
P.O. Box 6015
Columbia, Mo 65205

Re: Cottage Grove PUD Plan and Rezoning for 1.84 acres located at
1311 W. Broadway – Response to 08/13/13 Comments.

Dear Mr. MacIntyre:

Please find attached a revised SOI and a revised PUD Plan as well as comment responses to the initial review. As discussed on the phone, we will need to request a variance from Section 29-10(d)(7) as the dumpster pad location is located within the 25' perimeter setback at the rear of the property. The property immediately to the north of this area is undeveloped and land locked, therefore we do not anticipate a future residence in this location.

The PUD rezoning and plan remains a request to rezone this 1.84 acre tract from R-2 to PUD to allow for a mix of two-family and multiple-family dwellings. We are proposing a total of 7 buildings with a total of 16, two-bedroom units at a density of 8.7 units/acre.

Sincerely,

Kevin P. Murphy



**City of Columbia
Planning Department**

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

Statement of Intent Worksheet

For office use:

Case #:

13-148

Submission Date:

8/29/13

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. APARTMENT HOUSES, DWELLINGS-TWO FAMILY, DWELLINGS-ONE FAMILY.
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. TWO, MULTIPLE-FAMILY DWELLINGS AND FIVE, TWO-FAMILY DWELLINGS. 16 UNITS/1.84 AC. = 8.7 UNITS/ACRE
3. The maximum building height proposed.
30 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.
50% OPEN SPACE WITH 0% 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.
36 SPACES (4 BEING BICYCLES) @ 2.25 SPACES/UNIT RATE.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
N/A
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. A SINGLE, PREVIOUSLY PLATTED LOT WITH 16 TWO-BEDROOM UNITS WITHIN SEVEN BUILDINGS. 25' PERIMETER & 10' BETWEEN BUILDING SETBACKS.

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


Signature of Applicant or Agent

8/29/13
Date

September 2, 2013

Planning and Zoning Commission
c/o City of Columbia Planning Department
701 E. Broadway
Columbia, MO 65201

Re: Case 13-148: Rezoning & Development Plan
Cottage Grove PUD Plan
Statement in Opposition to Rezoning

Ladies and Gentlemen:

We write in opposition to this proposed rezoning and PUD. The proposal would inject a highly dense development of two story duplex and triplex rental units onto the city's prime gateway boulevard of Broadway. Replacing a long-standing single-family house with 16 rental units, with a 32 car parking lot, shoe-horned in as tightly as conceivably can be packed, is not an appropriate or thoughtful exercise in urban planning. Before a thoughtful recommendation can be made by this body, a great deal of additional information should be obtained to enable an informed public debate. The future of Broadway is a long-standing matter of community-wide significance and should not be hastily rubber-stamped. Simply because a land owner and developer proposes an apartment development to maximize its revenues is an insufficient basis to overturn long-standing zoning laws and change the entire character of an important area in our community.

Broadway and the Neighborhood

Broadway is perhaps the most historically significant gateway into Columbia's city center. While diverse in appearance and uses along its way, Broadway retains a tree-lined midwestern charm for much of its length. Directly across Broadway from the proposed apartment development is the wonderful historic inn with its white clapboarded, columned exterior, one of Columbia's Historic Homes. Alongside that historic house is a great example of how new construction as a fill-in of a previously vacant lot can be an enhancement to the neighborhood when some attention is paid to architectural taste and appropriate use. The homes along the north side of Broadway are modest, single-level, single-family houses, set well back from the street on tree and shrub-filled lots. Approval of a development so out of character with its neighbors would not encourage enhancement of the area, but merely more demolition and revenue-maximizing development schemes.

Broadway has been the subject of extensive planning studies and community debate, all of which have remained largely unimplemented. Certainly none of these studies have contemplated converting Broadway into a thoroughfare lined with dense clusters of duplex and triplex apartment buildings and parking lots.

Traffic

We residents of the residential streets branching off of Broadway like our Spring Valley Road and others such as Pershing and Westridge already know the difficulty at times of safely getting on and off of Broadway due to heavy traffic. The addition of the 32 cars planned for this development will simply exacerbate the problem. A 2007 traffic study of this stretch of Broadway already recognized the need for substantial improvements to facilitate traffic flow. If 32 parking places proves not to be sufficient for the residents of the apartment complex, the spillover parking demands will necessarily fall on the other residential streets in the area.

Esthetics

The developer of this project would strip all existing vegetation from the site. Struck down would be at least two magnificent, old oak trees now fronting Broadway, similar to the trees gracing the fronts of many of the properties along Broadway. We have no information as to the intended design of the new structures nor more than a few indications of plantings and a six-foot high wooden fence.

Targeted Rental Market

The public has been provided no information as to the targeted market for the rental residents of the development. The neighborhood into which this complex would be placed is perhaps in a precarious status where it could either be the focus of tasteful appropriate redevelopment in a highly desirable central location or on a downward slope of being a repository of social problems, poverty and crime. Consideration of the targeted population for this dense collection of small rental units should be disclosed and publicly discussed.

Alternative Development Possibilities

Admittedly this unusually large 1.8 acre plot in the middle of the city's residential area might reasonably accommodate more than a single-family house (though one can image some demand for such a spacious lot in the central area for a single-family residence of some distinction). Perhaps a grouping of as many as 4 residential units could be pleasingly arranged, with covered private garages, a modicum of individual yards, without the need for a separate detached parking lot. Such a grouping, if some attention were paid to architectural esthetics, would not create the look and feel of a crammed-in apartment complex, but could retain a private residential character. Attractive landscaping not requiring the destruction of the existing old trees could be incorporated. The traffic burden would be minimized.

Need for Additional Information and Assurances

Before this body can be in the position to make a considered recommendation on this proposal a great deal of additional information with a more detailed development plan, coupled with enforceable guarantees of the developer's undertakings should be obtained and made

publicly available. We know only that the buildings may be as high as 30 feet, perhaps three stories. We know that there will be 0% left of the existing vegetation. We know nothing of the intended architectural design, whether rectangular, flat-roofed, vinyl-sided "barracks" or something hopefully more esthetically in tune with the area. We see no planned landscaping or plantings of any kind, only an asphalt parking lot and a 6 foot high wooden fence, if indeed any is intended. There is nothing publicly available that would give this board, the public, or eventually the City Council any real idea as to the nature of what they are being asked to approve. At a minimum, this Board should table approval and provide the opportunity for further discussion and consideration.

Respectfully submitted,

Charles and Lydia Schoene
303 Spring Valley Road
Columbia, MO 65203
(573) 441-1565 / (573) 424-2665

EXCERPTS
PLANNING AND ZONING COMMISSION
SEPTEMBER 5, 2013

13-148 A request by Grove Central City Properties, LLC (owner) to rezone 1.84 acres of land from R-2 (Two-Family Dwelling) to PUD (Planned Unit Development), and for approval of a PUD development plan to be known as "Cottage Grove PUD Plan". The subject site is located on the north side of West Broadway, approximately 390 feet west of Pershing Road, and is addressed 1311 West Broadway.

MR. WHEELER: May we have a Staff report, please.

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department. Staff recommends approval of PUD-8.7 zoning and the corresponding statement of intent and approval of the proposed PUD development plan, including the requested variance from Section 29-10(d)(7) to allow a trash dumpster within the 25-foot perimeter setback along the site's northern property line.

MR. WHEELER: Are there any questions of Staff? Mr. Reichlin?

MR. REICHLIN: Nothing directly related to the plan, although I do see that there's an easement for a road. What's the anticipation with the width of Broadway in that area?

MR. MACINTYRE: I think it's more a matter of potential, and our city traffic engineer has made it a habit in most cases recently to request the maximum, regardless of what's planned for roadway improvements at this time or even down the road. You only really get one shot at acquiring it. In this case, it's being provided, an easement as opposed to outright dedication of right-of-way and that's something that the applicant has agreed to. So they're keeping a clear distance out of that, but we have no -- this isn't suggesting that we'll be four-laning or -- versus two-laning Broadway at any point in the future. We just don't know.

MR. WHEELER: Mr. Strodtman?

MR. STRODTMAN: I have a couple questions. Are the existing trees along Broadway, are they -- those are staying, is that correct, the couple of larger ones shown there around the retention pond, bio? Is that correct?

MR. MACINTYRE: I believe that's a little bit up in the air and unknown as to which trees might be staying or going at this point. There's some flexibility worked in there and I think that the applicant's engineering consultant may be better equipped to answer that question.

MR. STRODTMAN: Okay. That's fine. Can -- and maybe the applicant's designer can help us. I'm kind of curious about the fire truck pathway, how that -- I guess my question more is these residents in these units, are they going to have to unload all their stuff in the parking lot and take it to their unit, whichever one that might be or are they also going to be allowed to drive on the -- I can't really it -- the fire pathway?

MR. MACINTYRE: My understanding is that it serves a dual purpose of allow residents to, you know, move in or out of their homes and do some unloading in there. And I believe it's actually going to be a pervious structure with a grid -- a geo-grid -- is that what you call it -- to, you know, accommodate and support heavy loads of trucks, including fire apparatus.

MR. STRODTMAN: I would like to discuss how that's going to be enforced so that -- I don't want to -- I would hate to see cars use it as a parking field and, you know, now we go to a 60-car lot versus a 42 or whatever it is.

MR. MACINTYRE: And that would be an enforcement, I think, technically. You know, no automobiles are allowed to drive -- or park in the yard areas --

MR. STRODTMAN: Right.

MR. MACINTYRE: -- of the home. Now, obviously, there are exceptions in cases where, say, you're getting a patio poured in your backyard and a cement truck backs up or you're getting -- you know, things like that. But certainly, if it became a permanent issue where people were commonly parking there, I think it would come out to an enforcement --

MR. STRODTMAN: Okay. And then the City traffic was okay with the entrance the way it is and the challenges that will create?

MR. MACINTYRE: City traffic engineers saw no issue with it. Fire reviewed the plan as well and found the turnaround to be adequate, signed off on it at this point.

MR. STRODTMAN: Okay. Just a couple more: What is the area to the north of this site? It looks like it's an un-- is it undeveloped or -- if you go back, there's one of the pictures, shows all the yellow, the property lines. See the little -- that square? Is that just a central green space area or --

MR. MACINTYRE: I wondered that myself.

MR. STRODTMAN: It doesn't look like it's attached to anyone, but obviously maybe it is. I'm just kind of curious what that was, if it was a green space or --

MR. MACINTYRE: I'm not sure of who owns it or what the situation is on that particular site. I don't know if it's part of another parcel. I think that is a property line though, so it appears to be --

MR. WHEELER: Apparently the owner's here.

MR. STRODTMAN: Looks like there's somebody in the crowd that may be able to answer that question I a minute. My last question to Staff is are all the units going to have porches or just the ones along Broadway?

MR. MACINTYRE: It appears that there will be porches on all of them. The -- and I was a bit confused when I first reviewed the plan as to what the two --

MR. STRODTMAN: The dual -- yeah.

MR. MACINTYRE: -- boxes --

MR. STRODTMAN: Because on the --

(Multiple people are speaking simultaneously.)

MR. STRODTMAN: -- below it on Broadway it shows porches, but it didn't above, so another question for the --

MR. MACINTYRE: That's a peaked roof.

MR. STRODTMAN: Oh.

MR. MACINTYRE: It's intended to represent a peaked roof, so a little covered entranceway is my understanding. And so it does appear that all of them have that. For the interior structures, most of them would be oriented toward the middle portion, common area, and -- with the exception of the one that's right in the middle. That would be oriented toward Broadway. And then, there may be -- well, the rear units actually on the Broadway -- they're Broadway-facing units. Those attached structures would have entrances facing the interior as well. It's a bit of a mixture. Mainly though, just the three units that are immediately nearest Broadway would have frontage on Broadway to expect -- try to maintain a more traditional -- a character that's in keeping with single-family that's surrounding it.

MR. STRODTMAN: I guess I do have one more question. I'm sorry for saying I didn't. Will the dumpster -- will the trash pickup, will that be any restrictions being in a residential area, time-wise, or would it be a separate -- I assume that this would be a separate dump truck -- or a trash truck than the rest of the residents. It'll be, like, a front pickup kind of thing.

MR. MACINTYRE: I apologize. I don't have that information. I'm not sure.

MR. STRODTMAN: Thank you.

MR. WHEELER: Mr. Lee?

MR. LEE: Mr. MacIntyre, Mr. Zenner, is Staff okay with the amount of parking provided because I see 16 units of two and three bedrooms and I count 34 spaces.

MR. MACINTYRE: Yeah. I apologize. I think it was unclear, kind of stumbling over my words when I introduced it, but it's actually all two-bedroom units. So, I mean, we are used to seeing a lot of four-bedroom units, which typically implies student rentals and comes with a common concern about the minimum parking requirements being enough. In this case, although I'm not positive and I can't make a guarantee about who the units would be rented to, there certainly is enough parking based on the minimums and there really aren't many places outside of the development to park. If there were an over-occupancy situation, it would need to be addressed through rental compliance officers. But I can't say that there won't be an issue with it; however, it does meet the minimum requirements. And, again, they are all two-bedroom units in a mixture of two and three building -- or two- and three-unit structures. That's where I stumbled again.

MR. LEE: Thank you

MR. WHEELER: Are there any other questions of Staff?

PUBLIC HEARING OPENED

MR. WHEELER: Although, I forgot to point out our rules of engagement on our first public hearing there, so first speaker gets six minutes, subsequent speakers will get three, and that is both the applicant and any organized opposition.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt; I'm a civil engineer with A Civil Group here in Columbia, Missouri, and my office is at 3401 Broadway Business Park Court. I'm here tonight representing the Grove family, who purchased this property several years ago and they had the desire to look at redeveloping it. Since it is zoned R-2, I wanted to kind of start with the basis here, because a lot of people have -- well, first of all, I'd like to say we've had two meetings with the neighborhood and plus the informational meeting that the City has had. And I think it's been fairly -- a very good process. Not all the neighbors are happy, not all of them came to the meetings. So we received a letter, and you-all did too, on some people who didn't come to the meeting because, obviously, they didn't understand what we were doing. But since it is zoned R-2, you know, one of the things that they had the right to do is preliminary plat it, put a cul-de-sac in and build duplexes on it. And you could build eight duplexes or 16 units on it. We wanted to do something that honored more the character of the neighborhood, the Grove family did. And so they hired Nick Peckham to come up with an idea to create this -- these units so that it made -- at least from Broadway, made a presence of a single-family home. And I think he's done a pretty good job of that with the front porches, and so when you drive by it'll look like a single-family -- three single-family homes. And as far as the walkability and having all the parking, this is something that's being done a lot in areas of redevelopment to put the parking to one side and have the tenants walk to their -- instead of everyone having their own garage and more of a standard suburban type of arrangement. And that's what we were trying to avoid, so we do have the parking on one side. We will meet all the city subdivision -- or stormwater requirements. All the trees on the east side, I don't know if the owner's here tonight, but we've told her that, you know, we would save those trees. I think there's maybe one or two that she liked gone, but we're going to work with her to maintain that tree line. The two trees in front, it's construction, so I can't give you 100 percent promise that those trees won't die, but we're going to do everything possible to not kill them and to try to keep them. You know, we have to work in the stormwater and things around them, so we will have to grade and things around them to make it work, but we're going to try our best to maintain that. Because that, again, goes back to the original idea here, is trying to maintain that idea that it's not a brand new thing in the middle of an old neighborhood, that, you know, maybe this has been here awhile and fits in. The dumpster issue and the variance request, the code doesn't specifically say no dumpster pads in the 25-foot setback, but we had originally had it up front. There was some objection from the neighbor to the east about having it close to her home. The property that you asked about is a garden, a community garden, up there, so we've put it back there. We're screening it, enclosed it. We've also -- using the fire department's access lane as a way for the garbage truck to turn around so they don't have to back out onto Broadway or do anything dangerous like that. So it works really well there and so far I

haven't heard any strong complaints from the neighbors about that. We would build some kind of enclosure around it. And as far as hours of operation of that, my experience is, unless you have a compactor, the City will not guarantee you -- the City trash guys won't guarantee you a time. So it's kind of a moot point to say it'll only be -- because we don't control it. We wish we could and we hope they respect that this is a residential area, not a commercial area and don't come bang the dumpster down at 3:00 in the morning. You know, we hope they do the trash pickup with the rest. And if we can have a small roll type dumpster that they can rear load with the normal trash truck that comes through the neighborhood, that would be ideal and that's what we would work toward. As far as my six minutes, I'll be glad to answer any questions. I don't want to just talk at you. I want to try to address things. Parking, one of the things we're trying to do here is have one development owned by one person so it's all maintained by one person and one person responsible for it, and that would be the Grove family. So the parking in the grass access here -- which is actually a grass pave. They use it a lot around malls where they have fire access. It's a temporary type thing. It's actually a reinforced turf that you can drive on, but grass grows on it too. So we're trying to get the best of both worlds there. So, you know, we don't to -- we don't want people parking there, but we want them -- if they've got a sofa or refrigerator or whatever it is, something heavy, they can -- moving in and moving out, they can use that. Having it all owned by one person, it makes it easy to maintain, just a level of confidence that it will be maintained a certain way, rather than have 16 separate owners. And so that's kind of our intent there. They are two-bedroom units. We're not shooting for students at all. We're looking for the divorced mom with a kid, young professionals, people that want to be close to the grocery store, maybe live, work close to where they -- or live close to where they work downtown. That, we think, is our market for the rental here. And, again, I think I want to emphasize, you know, in this neighborhood, if you drive around, you can see some instances of the dreaded Columbia duplex being built. You know, old homes being torn down and the typical duplex being built. And that is the farthest thing that we wanted for this property. We want it to be something people can drive by and go, Wow, that's really a nice looking way to do this. So if anybody has any questions, there's architectural picture that Nick put together, and he's here tonight. He can speak if you'd like to, answer questions. Kevin Murphy's here, who's worked closer than I have with the neighbors about specifics about the screening and those type of things. And then, of course, the Groves are here too, the owners, if you'd like to hear from them.

MR. WHEELER: Are there questions of this speaker? Mr. Lee?

MR. LEE: I have one. You mentioned that you didn't think students were the market that the owners were looking for. Is that saying that you're not going to rent to students?

MR. GEBHARDT: Well, that's a hard question to answer. If we had some grad students that -- you know, two grad students wanted to rent it or something like that, they're technically students, but we would probably rent to them. But, you know, two sophomores or something like that is not who we intend -- I think that would disrupt the whole neighborhood -- and keep the kind of tenants that we

want there, there. So we won't market to those people. There's plenty of product out there for them to rent. They don't need to come --

MR. LEE: No question about that. I just -- my main concern here is parking, and as soon as somebody throws a party -- if you're all rented, as soon as somebody throws a party, you've got a big problem because there's no place else to park.

MR. GEBHARDT: Right. Yeah. You know, Super Bowl Sunday is going to be a problem, but that's a problem in almost every neighborhood, when someone has a party. My -- I can't guarantee that there won't be 16 people with two cars each, but I'd be surprised if all 16 had two cars. I bet there's a single mom with a kid that's got one car and things like that that would provide some relief to that, but -- yeah. I mean, if you wanted us to, we could add parking. It would just encroach out closer to Broadway. I think we kind of -- it's a balance between aesthetics and the looks from Broadway and the need for additional parking. We could address that if we needed to. We could add some more parking up in the north part if we needed to, two or three more spaces. But we're just trying to create a balance between parking -- the need for parking and the green space.

MR. LEE: Thank you.

MR. WHEELER: Are there any other questions of this speaker? I have a couple. So -- and I just happened to notice this, there's no sidewalk on Broadway, none required?

MR. GEBHARDT: Already an existing sidewalk there.

MR. WHEELER: Oh, so you'll leave that.

MR. GEBHARDT: Yes.

MR. WHEELER: Oh, cool. And then, my question is, and it's a little more pointed, I guess, but I see this lot as 260 feet wide; is that correct?

MR. GEBHARDT: I think that's right, yeah.

MR. WHEELER: So a minimum roadway coming in there, cul-de-sac, would be 40 feet?

MR. GEBHARDT: It'd be a 50-foot right-of-way.

MR. WHEELER: 50-foot right-of-way, leaving you with 110 -- or 210 feet, so you'd have 105 feet of depth on either side. And you think you can accommodate duplexes in a standard R-2 setting with the setbacks.

MR. GEBHARDT: Yeah. I've done it up at Hunter's Gate. Several years ago we had some 60-foot lots that were only 100 feet deep, you know, and we made it work. It's ugly, but -- and that's why we don't want to do it.

MR. WHEELER: Yes, it is ugly.

MR. GEBHARDT: It can be done.

MR. WHEELER: Okay.

MR. GEBHARDT: It's not something we want to do.

MR. WHEELER: Just for future reference, and I won't be around here much longer, but for future reference I think those are great comparisons if we're -- when we're comparing, you know, a PUD to an R-2. And I know it's a pain, but it also gives us an idea of what could be.

MR. GEBHARDT: You know, and that look of just garages from the street, that -- when you drive by and all you see is garages, and then nobody uses the garages and they all park in front of the garage, and then they put the extra parking space in front, it's just not something we want here.

MR. WHEELER: Well, it's hideous. I'll say it; you don't have to. All right.

MR. GEBHARDT: At least you've never done it.

MR. WHEELER: Okay. Are there any other questions of this speaker? Are your other speakers coming up or do we need to call them up if we need --

MR. GEBHARDT: Only if you need that. I don't want to prolong the meeting.

MR. WHEELER: Does anyone need to talk to Mr. Murphy or our architect this evening? Have any questions on the design?

(Multiple people are speaking simultaneously.)

MR. WHEELER: I think --

MR. GEBHARDT: -- several neighbors here that want to speak.

MR. WHEELER: Yes. I'm sure. Yeah. Okay. All right. So we'll move on. If our next speaker would like to come up, please. And if we have an organized opposition, if you'll identify yourself when you get up here, that way I can give you equivalent time, I'd appreciate that.

MR. PECKHAM: I'm Nick Peckham, Peckham Architecture, 3151 West Route K. I would like to take less than three minutes just by -- (inaudible). As you can see, the trees you see in the illustration are the trees that are there. We combined the illustration of the building with a photograph of the site. The sidewalk you see in the foreground is the existing one. The driveway you see on the left is a neighbor's driveway that's existing. And the idea of the architecture was to try to include some of the traditional -- there we go -- some of the traditional design of early 20th Century Columbia residences and have some variety in the appearance of the homes, different size porches and different kinds of details. Beyond that, the idea of the buildings -- as some of you may suspect with my involvement -- is to be very energy efficient. So if you have any questions, I'll be glad to answer them.

MR. WHEELER: Are -- oh, Mr. Strodtman?

MR. STRODTMAN: -- a small one. Do you anticipate all the buildings to be unique in appearance of just the ones along Broadway?

MR. PECKHAM: No. I anticipate all of them to be unique.

MR. STRODTMAN: And no one will look exactly the same as the other 15?

MR. PECKHAM: Correct.

MR. STRODTMAN: Thank you.

MR. PECKHAM: The preliminary notion is to use Hardie materials on the exterior, both for their fireproof characteristic and for the possibility of painting them the sort of traditional colors that you see there.

MR. WHEELER: Okay. Mr. Vander Tuig?

MR. VANDER TUIG: Mr. Peckham, I think the key to this design is the look of the houses. And in reading the statement of intent worksheet, I don't see anything addressing the look of the structures. Would that be a problem for the client if that was included in some fashion?

MR. PECKHAM: I wasn't involved with the statement of intent.

MR. GEBHARDT: Although it's not a minimum requirement -- Jay Gebhardt -- I'm sorry -- A Civil Group. It's not a requirement of the City to include that. We don't have any problem -- it's our intention do to that, so we don't have a problem if you want to make that a condition.

MR. VANDER TUIG: Okay. I don't know where it's going, you know, the discussion, but that may --

MR. GEBHARDT: We certainly --

MR. VANDER TUIG: -- that may come up --

MR. GEBHARDT: It's our intention --

MR. VANDER TUIG: -- so I wanted to ask the question.

MR. GEBHARDT: That is definitely our intention.

MR. VANDER TUIG: Okay. Thanks.

MR. WHEELER: All right. Are there any other questions of this speaker? Seeing none, thank you. Next speaker, please. You'll all get a chance. Just come on down.

MR. SCHOENE: Good evening. My name is Charles Schoene; I live at 303 Spring Valley Road, which is about -- off Broadway about -- on the south side about 100 yards, 150 yards down from the project. And I oppose the planned development for several reasons. We've seen the attractive architecture of the Peckham firm, but I think a more descriptive phrase for the project is an apartment complex plunked down in the middle of a single-family residential neighborhood on a historic street of Broadway. The properties surrounding the project are modest one-level, single-family, few duplexes in the area, as contemplated by the R-2 -- long-standing R-2 zoning. And here we have seven duplex and triplex complexes, separate parking lot, 16 dwelling units, all crammed into a lot that has always held one single-family residence. And this neighborhood could go two different directions. One might see a general upgrading of the properties, such as seen directly across the street by the new construction on in-fill lot, very attractive architecture as well, much in character with the historic Inn next to that. We can see owners upgrading their single-family residents, taking advantage of their prime location and the deep lots, or we could see -- if this project proceeds, what we will most certainly see is further development of much the same character. It would be very hard for this Commission or the Council to disapprove future requests from any property owner who decides that he can put -- there's room for two or three duplexes he can squeeze

onto the lot that he chooses to buy. And that planning will go -- all of that will just come willy-nilly, without planning, without regarding -- regard to the remaining properties, without regard to the long-established zoning, simply at the whim of anybody who, you know, has a desire to cash in in that way. The traffic presented by the 32, presumably, minimum cars will only make a bad situation worse. The traffic woes of that area of Broadway have been studied for years and years -- certainly as recently as 2007 -- yet nothing has been implemented. For the residents of the residential streets like Spring Valley, Pershing, Westridge, the traffic is tough enough to get out onto Broadway in the first place. I'm struck a little bit by how bare bones the proposal is at this point with virtually no guarantees, a verbal commitment to use a fine architect like Nick Peckham. Future -- other property owners in that area perhaps won't hire Mr. Peckham's firm, and as was stated that is not a requirement. I think the project is totally out of character with the neighborhood and with that stretch of Broadway, and I think much more study, thought, and information, commitments need to be presented to the Commission or the Council before an educated decision can be made. Thank you.

MR. WHEELER: Thank you. Are there any questions of this speaker? Thank you, sir. Next speaker, please.

MR. MURPHY: Good evening, Chairman, Commissioners. Kevin Murphy with A Civil Group, offices at 3401 West Broadway. I just wanted to show a picture here real quick. You had inquired about the grass pave. Basically, it goes down on a rock base. We don't have it designed at this point. I'm going to say it's eight to twelve inches thick. The geo-grid material goes on top of that. It's filled with sand and then it is seeded or sod on top of that. And after, with that, within two mowings, a fire truck, the heaviest -- a moving truck could travel on this. But basically that's what it is. I also wanted to go over real quick -- the previous speaker had sent in a letter kind of bringing up some issues, and I just kind of wanted to go through those point by point. I think the houses, I think the character of those, again, of what we're on record saying this is the type of structure we're going to do, I don't know how to necessarily put that in writing, but, you know, we are going on record saying this is the type of structure that we are building. I do want to point out that the porches that we're showing on this plan do differ a bit from this and they may differ in the end. The idea is that we're going to have one entrance and then possibly a side door on these buildings, and they will have porches for them to make them look like a house front. Again, the houses facing Broadway, they're going to look like single-family houses from that direction. Anyways, going through this here, the next issue was traffic that came up. The City has conducted, just a few years ago, a Broadway corridor study through this section of Broadway. They identify the issues that are there, and I think most of the folks in the area will tell you that turning left or, you know, opposing traffic and trying to go the opposite direction is the difficulties here. The two -- this Broadway corridor study has medians placed and to require folks to turn right, and somebody would have to turn right, go to the next block, and come back around to an intersection that has controlled access. And that is what the City is intending to do here, at what point I don't know. So there would be a limited amount of time of cross-access

problems here. Again, folks coming out of here, they're going to be backed up behind themselves, if anything. It's not necessarily causing as much disruption to other folks. The existing trees on the property, the majority of the large trees are soft maples that are dead or dying. There are a few nice trees in the front. Again, we're going to try to save those. The current zoning, again, is R-2. We could build up to the same amount of units here with even more bedrooms in it, and that is the alternative at this point. But, again, we're trying to fit something in on this that meets the aesthetics of the neighborhood and whatnot. I guess basically that's all I have at this point. If anybody has any questions --

MR. WHEELER: I forgot to ask Mr. Gebhardt earlier: You're not showing any landscaping in the center of this. I'm assuming we're going to have --

MR. MURPHY: At this point it's going to be as allowed by the developer. We're showing a six-foot high fence. If you'll look at the detail on that plan, that is a 20-plus thousand dollar fence we're building around this property, and with the additional landscaping. So as funds allow we'll, you know, infill with landscaping.

MR. WHEELER: And I hope that you -- the City didn't say they were putting delineators down the center of Broadway; is that correct or you just don't know at this point?

MR. MURPHY: They indicated a median of some sort.

MR. WHEELER: All right. Just voicing my opposition to that.

MR. MURPHY: With turn pockets at Spring Valley and Pershing and then the Manor Drive and Clink-- well, Clinkscales is -- has a turn signal there.

MR. WHEELER: Okay. Mr. Reichlin?

MR. REICHLIN: Along the same lines -- and I know I've asked this question before, but the study that you're referencing, is it -- what is proposed for the ultimate width of Broadway? Does it address that?

MR. MURPHY: No. It doesn't necessarily. It's still single-lane traffic with an median in there, so I imagine that the street will widen some. Not to the full utilization of what the City's requiring us to give, but that's what that --

MR. WHEELER: Are there any other questions of this speaker? Thank you. Next speaker, please.

MR. GROVE: Hello, gentlemen. My name is Tony Grove. I live at 2911 Lake Town Drive. I come to you this evening not to necessarily discuss any details. Of course, I'll try and answer them if I can. I think Jay and them have done a fairly decent job. I'm here really in anything more for just generalized development questions that I can add -- or answer. This -- like Jay mentioned, this pro-- I think we've owned this property well over about 12 years now. My father, it belonged to him, maybe had a pipe dream to do it. Me, graduating in and around '09 have kind of made this my pet peeve project over the last four plus years working on, put a lot of effort into it. And just anything I can add or comment on, I'm here for you.

MR. WHEELER: Any questions of this speaker? Mr. Strodtman?

MR. STRODTMAN: Can you expand on your -- the clientele that you're proposing to rent it to?

MR. GROVE: Absolutely. Absolutely. As Jay mentioned, if -- I'm not going to come out and say there won't be one grad student here or, you know, even several at that point. We're looking for, like he said, you know, young families, new young business people, entrepreneurs. We have absolutely no want in a frat house or a sorority house or four-bedroom type situation here. We're looking to fit in with the neighborhood and grow it at the same time.

MR. STRODTMAN: Thank you.

MR. WHEELER: And along Mr. Vander Tuig's questions earlier, are you willing to -- assuming an approval here -- an added restriction on what the type of building we're looking at? It was one of the questions of the gentleman from Spring Valley.

MR. GROVE: From an architectural standpoint?

MR. WHEELER: Yes.

MR. GROVE: Absolutely. I think Mr. Peckham did, at least from a preliminary standpoint, did the best that he could or did a nice job. We're looking to make everything look different, whether it be -- and when you look at the layouts, yes, they are alike in size, but architecturally, roof lines, siding colors, brick lines, all of that, we look to see being all different.

MR. WHEELER: So 16 different looking structures -- or, no, seven different looking structures.

MR. GROVE: Right. Yeah. But even within the seven structures, for instance, like the three-plexes -- the three in a row, for example, they will -- even the front lines of the houses will still all have different color siding and brick line and roof lines.

MR. WHEELER: And I'm just asking this, but there was some talk of Hardie plank. Are you --

MR. GROVE: Yeah. We're not necessarily stuck on one certain exterior system of any sort, but, yeah. For instance, on the rendering, there's cedar shakes on one, there's, you know, Hardie board vertical plank, and horizontal on others. We're not opposed to anything as long as we can make everything work. We want it to look good, yet not overly chopped up. I guess if you could --

MR. WHEELER: Yeah. And I think what I'm looking for is something that's not vinyl siding.

MR. GROVE: I don't think they'll be any vinyl siding in this subdivision.

MR. WHEELER: All right.

MR. GROVE: Thank you.

MR. WHEELER: Are there any other questions of this speaker? Thank you.

MR. GROVE: Thank you for your time.

MR. WHEELER: Next speaker, please.

MS. GARDEN: Good evening. Claire Garden (ph.); I'm one of the three owners of the north property that you were talking about where we have a large garden and meadow.

MR. WHEELER: Could you pull that mic down and please give us an address, ma'am. I'm sorry.

MS. GARDEN: That's all right. Claire Garden. We are the people who own the land, really, pretty much completely across the north part of that. What I wanted to say is that it's clear to us that there are going to be 16 units there, one way or the other, because they can do legally now what you were talking about with the vinyl duplexes. We would much prefer this good looking development with Hardie board, which we have on our own houses, and something that is like a community where people walk around and don't have all of that driveway and garage space sticking out that we hate. So this would be our preference of the two ways of developing that land that are probably -- one or the other will happen, and this is much more attractive.

MR. WHEELER: Are there any questions of this speaker? Thank you, ma'am. Next speaker, please. Are there any other speakers this evening?

MR. HOLMES: My name's Peter Holmes. I live directly north on 1400 Gary Street. I don't have any strong feelings either way on the development as it stands. You know, it seems pretty solid. It's not going to affect us very much because we're going to get some decent screening. On balance, I prefer not to have such a dense development there. But, you know, what the other speaker said who spoke against this, that's a dilemma for me: Is this appropriate for the neighborhood? I can't make up my mind about this. What sort of precedent is it going to set? How is that going to go forward in the future? So that's -- I'm just sort of sitting in the middle of that. I don't know. That's for you to work out. You can probably come to that better than I can, but that's where I'm sitting.

MR. WHEELER: Are there any questions of this speaker? Thank you, sir. Next speaker, please. Are there any other speakers this evening?

PUBLIC HEARING CLOSED

MR. WHEELER: Commissioners? Mr. Stanton?

MR. STANTON: Mr. Chair, I would like to speak to the architect. I am in strong belief of the letter of intent being adjusted. Can I speak with the architect or ask him a question? Would you define this as, like, new urbanism or a -- can you put a name to the architecture that can be used -- the language that can be used in the letter of intent? Because I agree with that. I think we -- (inaudible).

MR. PECKHAM: New urbanism, as you know, is a form of planning --

MR. STANTON: Right.

MR. PECKHAM: -- and this might have some of those characteristics, but the architecture, the appearance of the buildings, the way they're constructed and whatnot, I think, is very intentionally what would be called in Columbia traditional. It's the sort of building details that you can see in well-built structures in various parts of the city. Not necessarily the next door neighbors, but up and down Broadway there are examples of this sort of detailing. In fact, this kind of building is characteristic of more or less the entire Midwest of the United States. It springs from the common sense of building buildings with limited materials that were available to the people who settled this

part of the country, and having the European tradition of getting the rain off the roof, having a porch to keep the sun out of your living room and having a place to sit in the summer and so forth. And that's the idea of these buildings, that they actually function that way.

MR. WHEELER: Does that answer your question for now?

MR. STANTON: Close enough.

MR. PECKHAM: And it's not clear to be, but is there an intent to perhaps enhance the --

MR. GEBHARDT: I understand what you guys are struggling with and it is a struggle to put into words in a statement of intent that picture. But we can agree to is that the architecture used for this project will be similar to the details shown in this drawing, they'll all seven buildings will have a different look so they'll be no repeat of a building. So if there's a two structure -- two-unit structure, you won't be an identical one built. It'll have a different roof line or, you know, have hip roof instead of gable or something of that nature. But our intent is to follow Nick's vision and the Grove's vision that is represented by this drawing. How we put that in writing and put a name to it and that, I think is too difficult for me.

MR. STANTON: That's a breaking point for me. I need to -- this is how I would look at it: I would say maybe Columbia traditional architecture, using Hardie board or traditional materials. What I don't want to happen is we approve it, you go on, your budget is a little skinnier than you thought, we get vinyl, we get cheaper material. Then the neighbors are more upset about it fitting into the neighborhood. I want a commitment that we're going to stick with something that looks very close to that and it needs to be in words that they can be put into the letter of intent --

MR. GEBHARDT: Mr. Stanton, I agree with you 100 percent. My question, probably more to Staff, if we come in, how they interpret that what we're building meets -- because it becomes an enforcement --

MR. WHEELER: Largely similar, without a red building. Just a suggestion.

MR. GEBHARDT: And no pink.

MR. WHEELER: That too.

MR. GEBHARDT: I'm in agreement with what you're saying, and we will work with Staff to craft that in a way that it doesn't become an enforcement nightmare where there's -- who's the arbitrator of that.

MR. WHEELER: There's six of us here tonight. We're going to kick it around a little bit and then we'll ask Staff what they think of our suggestion --

MR. GEBHARDT: All right. Thank you.

MR. WHEELER: -- if that's the direction we go. Thank you, gentlemen. Appreciate it. All right. Discussion, Commissioners? Mr. Stanton, I definitely hear what you're saying. Do you have any other -- I mean, largely on this that --

MR. STANTON: Everything else looks great. The design is great. I just want to hold the developer and the architecture to what they're showing us.

MR. ZENNER: Mr. Chairman?

MR. WHEELER: Mr. Zenner?

MR. ZENNER: What we have done in the past and what we are capable of doing at this point is specifying building material type. We do not have architectural review and we don't refer, nor do we review single-family development plans within our building permitting process. Therefore associating any type of building style or architectural style has no bearing to our inspection staff. What we do need to state, however, within the statement of intent -- which I believe we can work with the applicant and his architect -- is to determine the building materials and have them clearly specified within the statement of intent to substantially conform to the representations that have been presented here this evening. From that respect, what we can ensure then as we are doing site inspections associated with the project prior to the issuance of CO is that the buildings have been constructed to conform with those requirements. But to specify what type of building style is a very dangerous precedent to set when we don't do it anywhere else within the City of Columbia, and one that could open up a Pandora's box and create a whole diversion of interpretation of what constitutes Columbia style or what is a traditional style or what is Colonial. So we could adopt the exhibit and then basically specify more clearly -- and I think that is how we have done it in the past -- what architectural elements, i.e. building materials, you expect to see. And if we don't want vinyl, it's everything but vinyl, it's everything but tilt-up concrete, is how we handle it in commercial construction. So, I mean, those are the types of things that we are capable of doing and that would be what I'd suggest if you're wanting to amend the statement of intent and allowing us to work that out, how we approach that.

MR. WHEELER: Substantially conforming with what was presented.

MR. ZENNER: That would be correct. Then we could work with that as well.

MR. WHEELER: All right. Gentleman? Mr. Stanton, you have anything else you want to talk about?

MR. STANTON: I'm fine.

MR. WHEELER: Mr. Vander Tuig?

MR. VANDER TUIG: I came here kind of opposed to the plan until the rendering and the description of the project, which I think is really unique and it's trending. I think it's a good way to get density close to the downtown and still meet the look of the neighborhood surrounding it. I do have some concerns about parking yet. It looks like there is room on the north side to include some more park-- you know, some additional parking. If there is potentially someone who has -- I mean, it could take two or three units having a guest over and there would be no parking there. I'm not an advocate of increasing pervious, but that seems like a potential issue here with the Broadway and the fact that there's no parking on Broadway and that it would pour into the surrounding neighborhood. So I'd like to see what other Commissioners think about that, but as a whole, I think the plan is unique. We need variety of housing in Columbia, and I think this is a good opportunity to provide that.

MR. WHEELER: Mr. Lee?

MR. LEE: Since I've been on this Commission, I've been very concerned and very vocal about the lack of adequate parking. And we have seen that shown out in a number of places where buildings have been built and there's not adequate parking and it spills out into the neighborhood and people can't get in their driveways and so on and so forth. And while I think this is a very worthwhile project, I do not believe that there is enough parking here, especially since there's going to be more than one party, besides the Super Bowl, and there's going to be overnight guests, as Mr. Vander Tuig says, and I just don't think that there's enough parking to this thing. There's only two or three or maybe even four extra spaces, given the type of tenant that you intend to rent to. They are all, most probably, going to have cars. And I just don't think that there's adequate parking here and unless something is changed to address that, I can't support this project.

MR. STRODTMAN: I'll weigh in. Yeah. I'll give the applicant kudos. I'm starting to kind of learn more and more about the cottage theme and development plan, and I really like that part of this development plan, is the cottage feel and the uniquenesses [sic]. I was happy to see Mr. Peckman's [sic] firm involved in this. I do believe that his firm is very capable of providing a unique product that will fit into a neighborhood, so I give the applicant kudos for bringing him onboard because I do think that it will fit into the neighborhood as much as seven units can. You know, I see this as kind of an infill project, where, you know, we have 1.8 acres in an area that we typically wouldn't find, and instead of taking these units outside of the core infrastructure, we're, you know, fitting it in. So I see that as a very positive part of this. Some of my concerns, traffic -- you know, traffic obviously is a concern on Broadway, but I see that as more of an issue for the City and not for this developer or for this applicant. I think the City needs to address Broadway, and when that is done, you know, obviously that will help this entire neighborhood and not just this development. I would like to see more landscaping along that parking lot. That is probably the only part of this element along Broadway that stands out to me as a negative is that that parking lot will be fairly visible. You know, I love the three homes and how's that going to fit in, but that parking lot is going to kind of stick out, being that there are no other parking lots like that. I will support that project. I think it's a good fit for what it is and, you know, I think the cottage feel, the architectural design. You know, having people have to walk to their units, I think that that's a positive, though I would like to see maybe a few more parking stalls added.

MR. WHEELER: Mr. Reichlin?

MR. REICHLIN: Oh, sure. Just to put this in historical perspective, a lot of the area, obviously, is developed through an area that involved a much smaller urban core than what we see Columbia growing into going forward. And a lot of areas where we've had some of the housing that's typical around this project, it might be what you could refer to as maybe functionally obsolescent, maybe inefficient. And as these areas potentially get it incorporated into the urban -- growing urban core, some of the things that we're seeing with regard to creativity regarding how you handle density -- I

consider this to be a good example of how to address a plot like this, given where it is and what the surrounding residences are like. And it's a much better alternative than what could be done without any of our approvals. So I applaud their efforts in that regard and intend to support it.

MR. WHEELER: All right. Mr. Gebhardt, I have a question, if you don't mind hopping up here for just a second. In looking at this, I'd rather see the trash can pushed on back to the rear line and maybe address this parking concern, although --

MR. GEBHARDT: That's what I was going to try to say is sitting here listening to you-all, I believe in the parking code there's the ability to show future parking that can be built if the need arises for it. So it wouldn't necessarily be built up front with it, but it would be shown on the plan as optional spaces in case of the need for that. That would keep us from having to come back to you-all to just building more parkings. And it's sometimes difficult to amend a plan once you guys have done it, between you-all and City Council, so I'd like to go on record saying that if I'm allowed to, I can amend the plan and show some additional optional parkings that could be done, should parking ever become an enforcement problem, try to address that. So that we have, basically, room to expand the parking, should we need it, and show how we could do that. It would probably push the dumpster back. We probably would have spaces closer to Broadway, you know, one or two spaces on each side on Broadway. We have a problem with the front of the fire access. We have to work with the fire department to make sure we're not blocking that access with future parkings.

MR. WHEELER: Oh, going around the back?

MR. GEBHARDT: Yeah.

MR. WHEELER: Okay.

MR. GEBHARDT: But we can -- I'd like to put that out there as an offer and make that as an amendment, or however you guys want to do that, that will allow me to make some type of revision to the plan between you-all and City Council that would show some additional parking spaces. Now, if you ask me how many, I really can't do that until I sit down and talk to Staff and we work through all the potential issues, but we would add as many as we could, of course, to show how we could address that if it becomes a problem.

MR. WHEELER: Thank you, Mr. Gebhardt. I think you've answered my question. All right. My comments, and without trying to rehash what's already been stated, I too agree that this is creative. It's -- you know, I've worked with Mr. Gebhardt personally, and I feel sure that if he's stating -- telling me tonight that he could put -- get eight duplexes on here, he can get eight duplexes on here. I have no doubt of that. And as Mr. Reichlin's pointed out, that is an as a right, right now. We wouldn't -- they could just come in and pull the permits. Wouldn't be a thing -- in fact, it wouldn't even come to this body or City Council. And so, you know, from that perspective, we have a developer who's gone on record that he's going to do something different. We also have the ability to put some restrictions on here to make sure we get the product we've seen. Frankly, I came here tonight fully expecting to say no, and now I find myself supporting this, simply because I don't want to see eight more ugly

duplexes with, you know, six cars in front of each one, and this is typically what we see along Derby Ridge and many other places in the city. And I also think that the two-bedroom unit is filling a void, which Columbia is in dire need of. We just don't see this very often. Don't know what the price point will be. That's -- you know, this is going to be fairly expensive, obviously, to build, so, you know, I don't think we're talking about real cheap housing here. But it is a very creative design and I find myself supporting it. I too have concerns about the parking issue. I had concerns and have concerns about the cars coming out onto Broadway, but frankly, with eight ugly duplexes, we'd have at least the problem we're addressing or talking about, and so this seems to be -- and I don't want to make it sound like I think it's -- well, oh, well. This is a much better design than what we could get, and I think it's a good design and I think it is a much better alternative to what is a right under the current zoning for, you know, the owner to do. And there isn't much we can do about that. I think it conforms with the neighborhood as well as redevelopment can be expected to. The only thing that could happen here is somebody bust it up and try to put enough single-family houses on it to make it economically viable, and I don't see how you could do that, frankly. So I find myself in support of it. I do agree -- and I think everyone here is in agreement -- that we need to see substantially what's been presented with some quality materials on the exterior. And I really -- I'm not going to try to pen that motion. I'm going to leave that to one of the five of you, but I do intend to support it, along with the variance. In fact, I -- just while I'm on that, the parking as far as -- the parking could encroach on this 25-foot setback in the back as well as the dumpster. That would not bother me at all in order to address the parking. I think that's -- I think that's a good accommodation. So someone want to -- Mr. Lee?

MR. LEE: If we could get the same commitment from the Grove family that Mr. Gebhardt mentioned about planning additional parking and being willing to put that in, then I would be in support of it.

MR. GROVE: Tony Grove, 2911 Lake Town. Yeah. We have absolutely no problems going on record saying that.

MR. LEE: Thank you.

MR. GROVE: Yeah. Thank you, guys.

MR. WHEELER: I take it you're not going to try to make that motion?

MR. LEE: No.

MR. WHEELER: Is there any other discussion? Someone want to try to give this a shot? Mr. Reichlin, look at him.

MR. REICHLIN: In the matter concerning Case No. 13-148, a request by Grove Central Properties to rezone 1.84 acres of land from R-2 to PUD-8.7 to be known as Cottage Grove PUD Plan. The subject site is located on the north side of Broadway, approximately 390 feet west of Pershing Road, and with the variances regarding the Section 29-10(d)(7) to allow dumpster within 25 feet to the perimeter setback and as well -- Staff help me if need be -- that the architectural

parameters as presented at today's meeting be incorporated, along with the potential for additional parking.

MR. WHEELER: And that would include the development plan? I'm just asking because it's your motion.

MR. REICHLIN: Yes. It would include the development plan.

MR. STRODTMAN: I'll second that.

MR. WHEELER: All right. If you don't mind. Can Staff work with that?

MR. ZENNER: That'll suffice.

MR. WHEELER: All right.

MR. ZENNER: I'm not going to ask him to restate it.

MR. VANDER TUIG: Clarification.

MR. WHEELER: Clarification here. Hang on just a second.

MR. VANDER TUIG: Should we actually make the motion that the exhibit is attached as part of the statement of intent? I thought that was suggested.

MR. ZENNER: I would say yes. That would probably be advisable, just attach the architectural exhibit as displayed in the attached and presented architectural exhibit.

MR. WHEELER: Largely as presented or substantially.

MR. ZENNER: Substantially, as in substantial compliance.

MR. WHEELER: Was that your intent?

MR. REICHLIN: That was my intent, yes.

MR. WHEELER: I thought -- okay.

MR. STRODTMAN: I'll still second it.

MR. WHEELER: Okay. Motion has been made and seconded. Is there discussion on the motion? When you're ready.

MR. VANDER TUIG: All right. We have a motion and a second for Case 13-148, to rezone 1.84 acres of land from R-2 to PUD-8.7 and for the approval of a PUD development plan to be known as Cottage Grove PUD development plan. The subject site is located on the north side of Broadway, and is addressed a 1311 West Broadway. The motion also includes a variance from Section 29-10(d)(7) to allow the dumpster within the 25-foot perimeter setback and also has stipulations that the additional parking will be shown as possible future additional parking and that the architectural rendering presented at tonight's meeting be attached and the project meet the design substantially. Is that close enough?

MR. WHEELER: Mr. Zenner has a question.

MR. ZENNER: One clarification to that. The parking that you have suggested to be added to the development plan, you had also discussed that that be allowed to encroach into the 25-foot perimeter setback. I am imaging that that is a 25-foot perimeter setback on the rear, the northern most property line, is that correct, and only that property line?

MR. WHEELER: That was my idea. I'm not sure that that was part of Mr. Reichlin's motion.

MR. REICHLIN: I'm comfortable with that.

MR. ZENNER: Let the motion be amended to include that provision that the parking to be provided may encroach into the northern 25-foot perimeter setback. I think that will add some ability for the applicant and his engineer to work with that.

MR. WHEELER: As stated.

MR. ZENNER: Yes.

MR. VANDER TUIG: As stated.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Mr. Reichlin, Mr. Stanton, Mr. Strodman, Mr. Vander Tuig, Mr. Wheeler. Motion carries 6-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council.