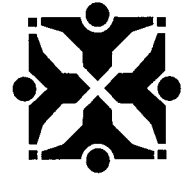


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 211-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 21, 2014

Re: Americare at Heritage Village - O-P development plan (Case #14-110)

Documents Included With This Agenda Item

Council memo, Resolution/ordinance, exhibits to ordinance or resolution

Supporting documentation includes: Commission report (including locator maps, the O-P plan, Design Parameters, pending Statement of Intent, and letters from adjoining property owners), and meeting excerpts

Executive Summary

A request by GED Investments, LLC (owner) for approval of an O-P (Planned Office District) development plan to be known as "Americare at Heritage Village". The 9.87-acre subject site is located on the east side of Sinclair Road, and on the south side of Southampton Drive, extended. (Case #14-110)

Discussion

The applicant is requesting approval of an O-P (Planned Office) development plan for a 66-unit residential care facility that includes a mixture of one-family attached (independent living units), assisted living units. All access to the development would be from Southampton Drive, a neighborhood collector street, which will be extended along the north side of the subject site to connect to Sinclair Road upon development. The extension of Southampton Drive to Sinclair should relieve Muirfield Drive and other residential streets from serving as the primary neighborhood connector to Sinclair Road.

It should be noted that development plan approval is contingent upon a concurrent request to rezone the subject site from PUD to O-P in order to accommodate the proposed residential care facility use. The plan is consistent with the pending O-P rezoning Statement of Intent and applicable O-P development standards contained within the City's Zoning Regulations. Furthermore, the accompanying Design Parameters include voluntary restrictions that limit the maximum building height to 24 feet and the maximum light pole height to 12 feet. Additionally, the landscape plan exceeds City landscaping and screening requirements by providing enhanced screening from adjacent single-family residential lots to the south of the proposed development.

At its July 10, 2014 meeting, the Planning and Zoning Commission voted unanimously (6-0) to

City of Columbia

701 East Broadway, Columbia, Missouri 65201



recommend approval of the requested O-P development plan. Commissioners were supportive of the proposal, and inquired about the timing and extent of road improvements related to the proposed development, including the extension of Southampton Drive to Sinclair Road and improvements to Sinclair Road. A nearby homeowner indicated that the applicant had addressed his concerns, and that he was satisfied with the proposed development. However, he requested that the City install a stop sign at the intersection of Kenilworth Drive and Muirfield Drive, where no signage is currently present to regulate traffic.

A copy of the Planning and Zoning Commission report, including locator maps, the O-P plan, Design Parameters, pending Statement of Intent, letters of support, and meeting excerpts are attached.

Fiscal Impact

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

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A


Comprehensive Plan Impact: N/A

Suggested Council Action

Approval of the O-P development plan

Legislative History

N/A


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 211-14

AN ORDINANCE

approving the O-P Plan for Americare at Heritage Village; 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 City Council hereby approves the O-P Plan for Americare at Heritage Village, as certified and signed by the surveyor on June 24, 2014, located on the east side of Sinclair Road, approximately 150 feet north Muirfield Drive and extending eastward to the western terminus of Southampton Drive. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit A," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the O-P Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

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

Design Parameters Worksheet

For office use:

Case #: <i>14-110</i>	Submission Date: <i>6/24/14</i>	Planner Assigned:
--------------------------	------------------------------------	-------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

25 feet

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

6 feet

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

The maximum number of freestanding signs shall be two. One sign shall have a maximum height of 6'-8" with an effective sign area of 40 square feet (per side). The second sign shall have a maximum height of 4 feet with an effective sign area of 16 square 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. (not applicable to **M-R** districts)

Landscaping: 35%

Existing Vegetation: 5%

5. The maximum height and number of light poles and type of fixtures.

The maximum height of light poles shall be 12 feet with an overall maximum height (grade to top of fixture) of 15 feet.

The maximum number of light poles shall be 16.

All fixture shall be shielded and directed inward and downward away from residences, neighboring properties, public streets, and other public areas.

Low level bollard lighting shall be installed as needed to illuminate sidewalks and walking paths as needed.

6. The maximum building height.

The maximum building height, as defined by the City of Columbia, shall not exceed 24 feet.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Commission report (including locator maps, the O-P plan, Design Parameters, pending Statement of Intent, and letters from adjoining property owners), and meeting excerpts

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 10, 2014

SUMMARY

A request by GED Investments, LLC (owner) for approval of an O-P (Planned Office District) development plan to be known as "Americare at Heritage Village". The 9.87-acre subject site is located on the east side of Sinclair Road, and on the south side of Southampton Drive, extended. (Case #14-110)

DISCUSSION

The applicant is requesting approval of an O-P (Planned Office) development plan for a 66-unit residential care facility that includes a mixture of one-family attached (independent living units), assisted living units. All access to the development would be from Southampton Drive, a neighborhood collector street, which will be extended along the north side of the subject site to connect to Sinclair Road upon development. The extension of Southampton Drive to Sinclair should relieve Muirfield Drive and other residential streets from serving as the primary neighborhood connector to Sinclair Road.

It should be noted that development plan approval is contingent upon a concurrent request to rezone the subject site from PUD to O-P in order to accommodate the proposed residential care facility use. The plan is consistent with the pending O-P rezoning Statement of Intent and applicable O-P development standards contained within the City's Zoning Regulations. Furthermore, the accompanying Design Parameters include voluntary restrictions that limit the maximum building height to 24 feet and the maximum light pole height to 12 feet. Additionally, the landscape plan exceeds City landscaping and screening requirements by providing enhanced screening from adjacent single-family residential lots to the south of the proposed development.

RECOMMENDATION

Approval of the proposed O-P development plan and associated Design Parameters, subject to approval of the pending request for O-P zoning.

ATTACHMENTS

- Locator aerial and topographic maps
- O-P development plan
- Design Parameters
- Pending O-P zoning Statement of Intent
- Letters of support

SITE HISTORY

Annexation Date	1999
Existing Zoning District(s)	PUD (Planned Unit Development District), pending approval of O-P (Planned Office District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Part of Preliminary Plat of Heritage Village, Plat 1

SITE CHARACTERISTICS

Area (acres)	9.87 acres
Topography	Flat to gently sloping
Vegetation/Landscaping	Grassed open space
Watershed/Drainage	Mill Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	PUD, pending O-P/Southampton Drive	Undeveloped
South	R-1 (One-Family Dwelling)	Developing single-family
East	R-1	Developing single-family
West	A-1	Sinclair Road/Undeveloped

UTILITIES & SERVICES

Sanitary Sewer	City Public Works
Water	City Water & Light
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

Southampton Drive	North side of the site and will be extend westward along northern boundary of development connecting to Sinclair Road
Major Roadway Plan	Neighborhood Collector (existing segment improved & City-maintained)
CIP Projects	Southampton extension to Sinclair is listed as a 10+ year project. However, developer will dedicate ROW upon platting, and construct the roadway at the time of site development.

Sinclair Road	West side of site
Major Roadway Plan	Major Collector (unimproved & City-maintained)
CIP Projects	None

PARKS & RECREATION

Neighborhood Parks	Site is south of a primary park acquisition area. Closest park is Cosmo-Bethel (approx. 1.2 miles to east).
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	N/A

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 June 17, 2014.

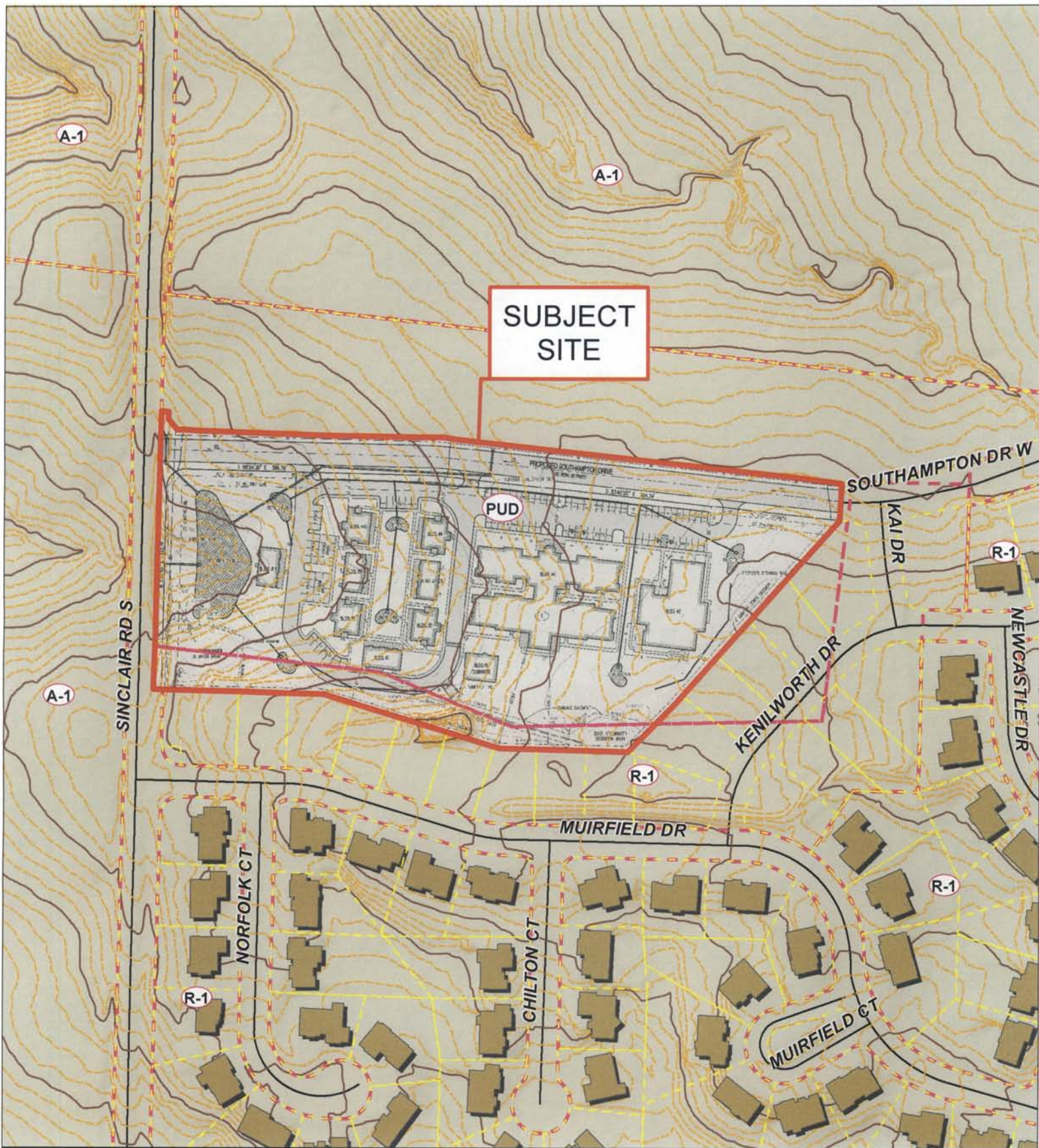
Public Information Meeting Recap	Number of attendees: 10 Comments/concerns: Building height limits, Southampton Drive extension, traffic calming, storm water, landscaping, size of homes being built adjacent to site.
Neighborhood Association(s) Notified	Heritage Estates
Correspondence Received	Letters of support

Report prepared by Steve MacIntyre; approved by Patrick Zenner



14-110: Americare at Heritage Village O-P Development Plan

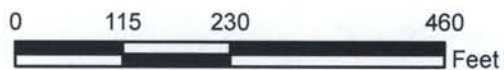




14-110: Americare at Heritage Village O-P Development Plan



Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department



O-P PLAN FOR
AMERICARE AT HERITAGE VILLAGELOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

JUNE 2014

NOTES:

1. TRACT CONTAINS 9.87 ACRES. LOT 1 CONTAINS 8.21 ACRES. RIGHT-OF-WAY DEDICATION CONTAINS 1.66 ACRES.
2. EXISTING ZONING IS CURRENTLY ZONED PUD 10.5. (PENDING REZONING TO O-P).
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 25019C 0200D, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 12' IN HEIGHT WITH AN OVERALL MAXIMUM HEIGHT (GRADE TO TOP OF FIXTURE) OF 15 FEET. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE DECORATIVE FIXTURES THAT ARE DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
5. NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 24', MEASURED BY THE CITY OF COLUMBIA REGULATIONS.
7. PROPOSED BIOTENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
8. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
9. ALL DRIVE, ROADWAY, AND ACCESS ASILES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
10. THERE IS NO CLIMAX FOREST, AS DEFINED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS TRACT.
11. THIS SITE SHALL CONTAIN TWO DEVELOPMENT SIGNS AS SHOWN. SIGN 'A', AS SHOWN IN THE DETAIL, SHALL HAVE A MAXIMUM HEIGHT OF 8'-8" AND AN EFFECTIVE SIGN AREA OF 40 SQUARE FEET PER SIDE. SIGN 'B', AS SHOWN IN THE DETAIL, SHALL HAVE A MAXIMUM HEIGHT OF 4' AND AN EFFECTIVE SIGN AREA OF 16 SQUARE FEET.
12. DEVELOPER RESERVES THE RIGHT TO NEGOTIATE AN AGREEMENT WITH THE PUBLIC WORKS DEPARTMENT STATING THAT IN EXCHANGE FOR CONSTRUCTION OF SOUTHAMPTON DRIVE THE CITY WILL INSTALL SIDEWALK ALONG SOUTHAMPTON AND SINGLARE ROADS.

PARKING CALCULATIONS:

SPACES REQUIRED:	
ONE FAMILY ATTACHED UNITS:	
20 UNITS @ 2 SPACES PER UNIT	40 SPACES
MAIN ASSISTED LIVING BUILDING:	
30 UNITS @ 1 SPACE PER 4 UNITS	8 SPACES
6 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE	6 SPACES
ARBORS MEMORY CARE BUILDING:	
10 UNITS @ 1 SPACE PER 4 UNITS	4 SPACES
6 EMPLOYEES (MAX. SHIFT) @ 1 SPACE PER EMPLOYEE	6 SPACES
TOTAL SPACES REQUIRED:	64 SPACES
TOTAL SPACES PROVIDED:	92 SPACES

LEGEND:

- 805 EXISTING 2FT CONTOUR
- 820 EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/DIETENTION

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3117, PAGE 174 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 34 AS SHOWN AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 1408, PAGE 376, AND WITH THE WEST LINE OF THE SURVEY RECORDED IN BOOK 4127, PAGE 116, S 12°45'W, 187.80 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, S 88°31'15"E, 15.00 FEET; THENCE 47.08 FEET ALONG A 30.00 FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 43°28'55"E, 42.40 FEET; THENCE S 88°26'30"E, 386.94 FEET; THENCE 44.03 FEET ALONG A 530.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 86°03'45"E, 44.01 FEET; THENCE S 83°40'55"E, 604.34 FEET; THENCE 24.15 FEET ALONG A 430.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 85°17'30"E, 24.15 FEET TO THE WEST LINE OF HERITAGE VILLAGE PLAT NO. 1, RECORDED IN PLAT BOOK 47, PAGE 54; THENCE WITH THE LINES OF SAID PLAT, S 3°05'55"W, 60.00 FEET; THENCE S 42°07'15"W, 297.71 FEET; THENCE S 44°55'35"W, 108.88 FEET; THENCE N 88°36'25"W, 205.88 FEET; THENCE N 73°06'30"W, 276.24 FEET; THENCE N 88°30'30"W, 276.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE LEAVING THE LINES OF SAID PLAT AND WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, N 12°45'E, 443.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.87 ACRES.

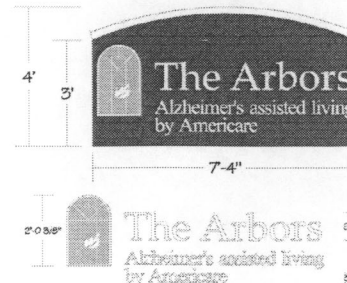
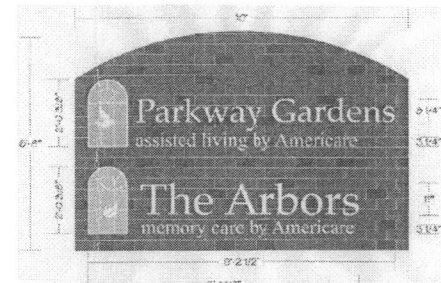
OWNER:

GED INVESTMENTS LLC
PO BOX 7484
COLUMBIA, MISSOURI 65205

CONTRACT PURCHASER:

AMERICARE
2415 CARTER LANE
SUITE 105
COLUMBIA, MISSOURI 65203

SCALE: 1"=50'
0 25 50 100

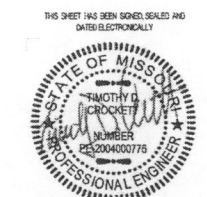


SIGN 'A'

SIGN 'B'

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
DAY OF _____ 2014.

DR. RAMAN PURI, CHAIRPERSON



TIMOTHY D. CROCKETT, 2004000775

06/24/2014
DATE

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

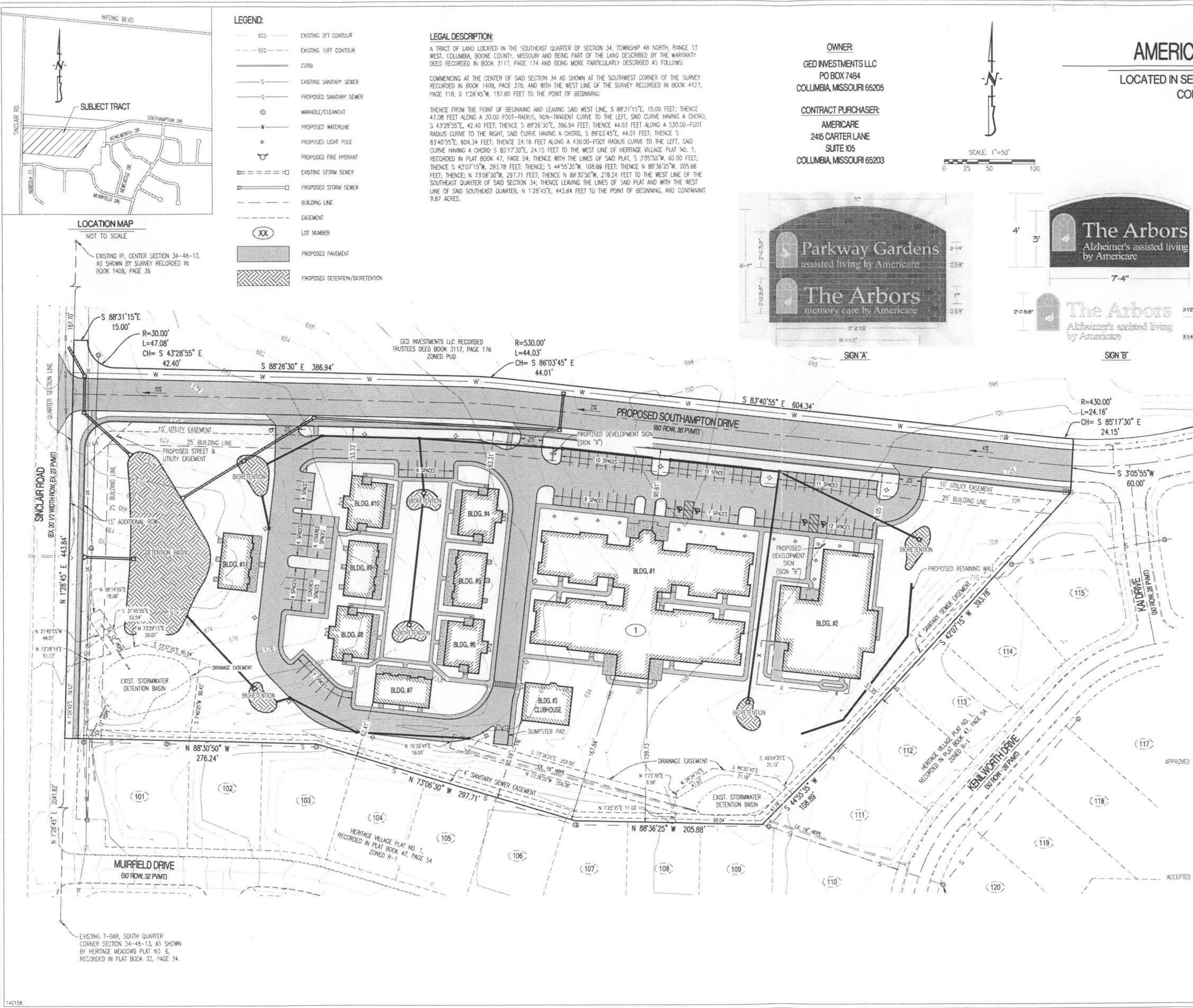
2604 North Stadium Boulevard
Columbia, Missouri 65202
(313) 447-0292

www.crockettengineering.com

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

06/02/2014 ORIGINAL
06/24/2014 CITY COMMENTS



CONCEPTUAL LANDSCAPING PLAN FOR AMERICARE AT HERITAGE VILLAGE

LOCATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 2014

OWNER:
GED INVESTMENTS LLC
PO BOX 7484
COLUMBIA, MISSOURI 65205

CONTRACT PURCHASER:
AMERICARE
2415 CARTER LANE
SUITE 105
COLUMBIA, MISSOURI 65203

PERVIOUS AREA:

TOTAL LOT AREA	357,680 S.F.
PROPOSED IMPERVIOUS AREA	133,775 S.F. (39%)
PROPOSED PERVIOUS AREA (OPEN SPACE)	217,905 S.F. (61%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 60%.

LANDSCAPE COMPLIANCE:

TOTAL PAVED AREA:	60,402 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	14 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	510 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	255 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	6 TREES
TOTAL TREES REQUIRED:	20 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	6 TREES
TOTAL TREES PROPOSED:	20 TREES
MEDIUM TO LARGE TREES PROPOSED:	6 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	50 L.F.

PLANTING NOTES:

QUANTITY	PLANT SPECIES
6	MEDIUM TO LARGE TREE
14	ORNAMENTAL TREE
	1" TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.

LANDSCAPING / TREE PRESERVATION NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH CHAPTERS 12A-49 AND 23-25 OF THE CITY CODE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS
DAY OF _____, 2014.

DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
DAY OF _____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2604000775

06/24/2014
DATE

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

2804 North Stadium Boulevard
Columbia, Missouri 65202
(314) 447-0292

www.crockettengineering.com

06/02/2014 ORIGINAL
06/24/2014 CITY COMMENTS

LEGEND:

805	EXISTING 2 FT CONTOUR
920	EXISTING 10 FT CONTOUR
---	CURB
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	MANHOLE/CLEANOUT
---	PROPOSED WATERLINE
---	PROPOSED LIGHT POLE
---	PROPOSED FIRE HYDRANT
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	BUILDING LINE
---	EASEMENT
XX	LOT NUMBER
---	PROPOSED PAVEMENT
---	PROPOSED DETENTION/BIORETENTION

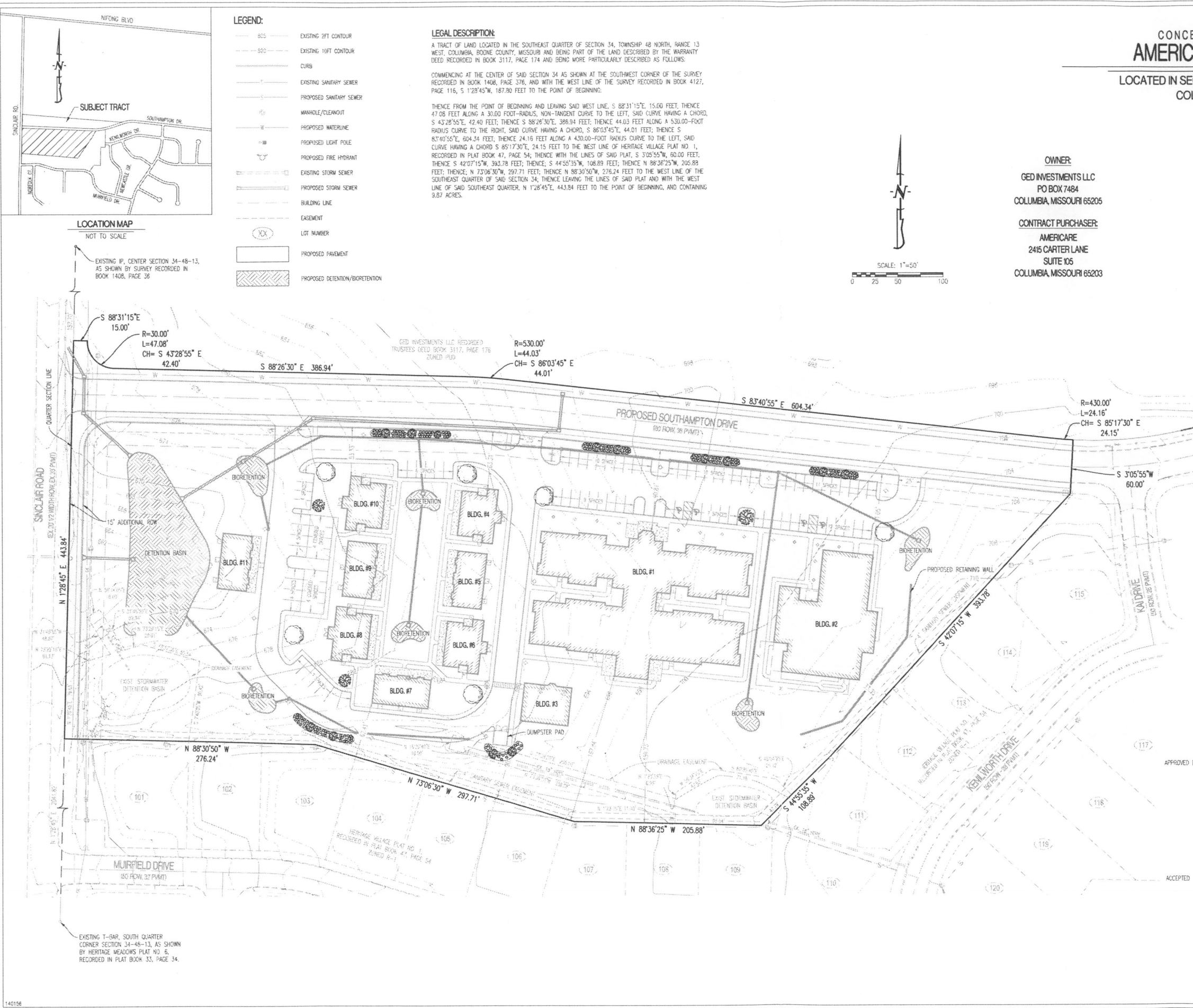
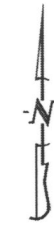
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THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID WEST LINE, S 88°31'15"E, 15.00 FEET, THENCE 47.08 FEET ALONG A 30.00 FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 42°28'55"E, 42.40 FEET; THENCE S 88°26'30"E, 386.94 FEET; THENCE 44.03 FEET ALONG A 530.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 86°03'45"E, 44.01 FEET; THENCE S 83°40'55"E, 604.34 FEET, THENCE 24.15 FEET ALONG A 430.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 85°17'30"E, 24.15 FEET TO THE WEST LINE OF HERITAGE VILLAGE PLAT NO. 1, RECORDED IN PLAT BOOK 47, PAGE 54; THENCE WITH THE LINES OF SAID PLAT, S 3°05'55"W, 60.00 FEET, THENCE S 42°07'15"W, 393.78 FEET; THENCE, S 44°55'35"W, 108.89 FEET; THENCE N 88°38'25"W, 205.89 FEET; THENCE, N 73°06'30"W, 297.71 FEET; THENCE N 88°30'50"W, 276.24 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, THENCE LEAVING THE LINES OF SAID PLAT AND WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, N 128°45'E, 443.84 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.87 ACRES.

SCALE: 1"=50'
0 25 50 100



LOCATION MAP

NOT TO SCALE

EXISTING IP, CENTER SECTION 34-48-13, AS SHOWN BY SURVEY RECORDED IN BOOK 1408, PAGE 36

S 88°31'15"E
15.00'
R=30.00'
L=47.08'
CH= S 43°28'55" E
42.40'

R=530.00'
L=44.03'
CH= S 86°03'45" E
44.01'

R=430.00'
L=24.15'
CH= S 85°17'30" E
24.15'

N 128°45' E 443.84'

N 88°30'50" W
276.24'

N 73°06'30" W
297.71'

N 88°36'25" W
205.88'

S 44°55'35" W
108.89'

S 3°05'55"W
60.00'

S 83°40'55" E 604.34'

S 86°03'45"E 44.01'

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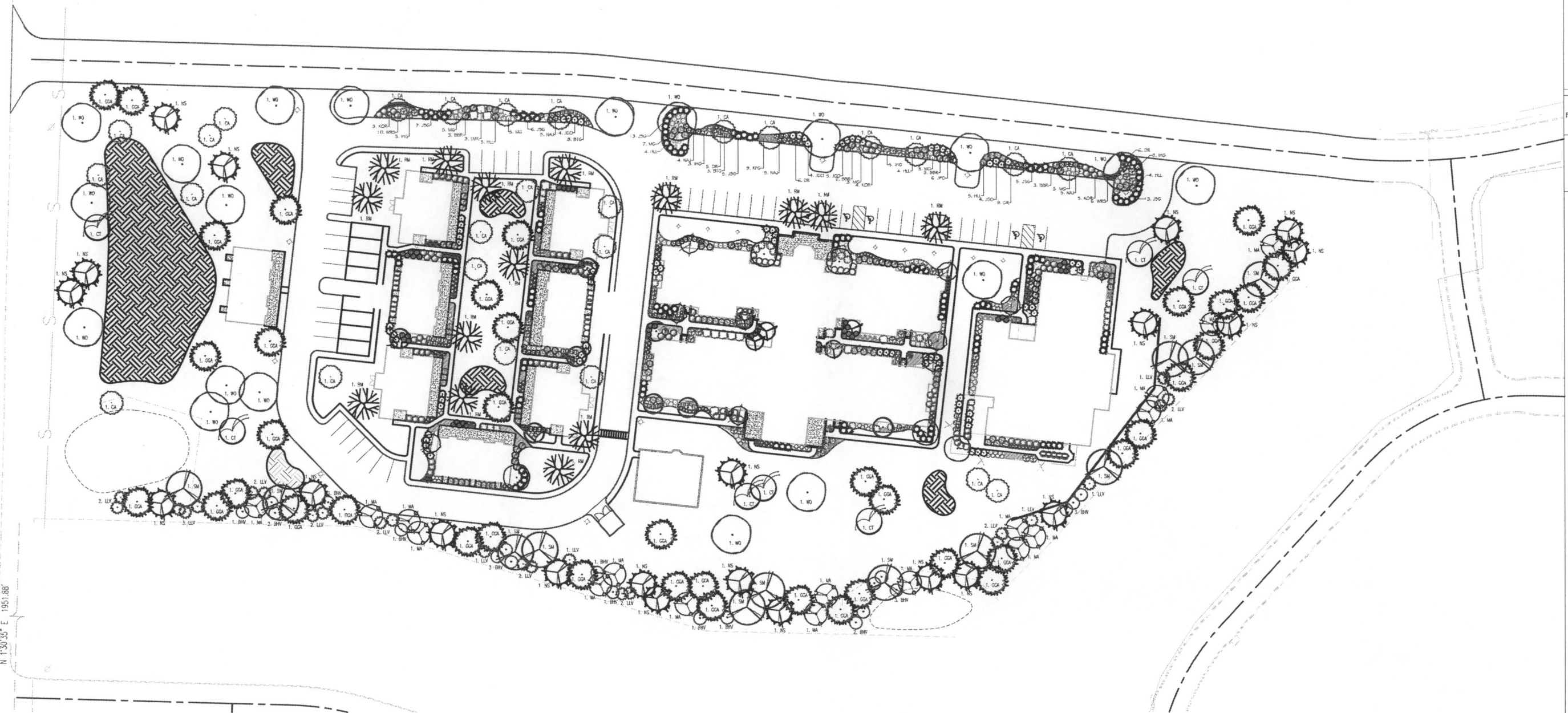
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





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LANDSCAPE DEVELOPMENT FOR
AMERICARE AT HERITAGE VILLAGE



N 1°30'33" E 1951.88'

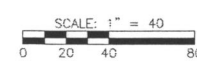
Plant Schedule - Site Trees and Screening

Quantity	Symbol	Plant Name	Size
19		19 - WO - White Oak	2.5"
15		15 - RM - Red Maple 'Red Sunset'	2"
12		12 - SM - Sycamore	2.5"
40		40 - GA - Arbutus 'Green Giant'	5-6"
21		21 - NS - Norway Spruce	5-6"
25		25 - OA - Oakapple 'Prairie Fire'	2"
17		17 - MA - Magnolia 'Ann'	6-8"
7		7 - CT - Chestnut Tree	#7
23		23 - LV - Lambert Viburnum	#7
20		20 - BV - Blackhaw Viburnum	#7
13		13 - RG - Red 'Henry's Game'	#5
3		3 - UM - Ulm 'Wiss Kie'	#5
49		49 - JS - Juniper 'Seybrook Gold'	#5
14		14 - KR - Knockout Rose	#5
11		11 - BR - Burning Bush 'Rusty Hoag'	#3
20		20 - HL - Hydrangea 'Little Lime'	#5
23		23 - JO - Juniper 'Terry Oak'	#5
18		18 - WG - Walden Grass	#5
14		14 - NA - Nandina 'Nandina Jubilee'	#5
11		11 - BT - Bittersweet 'Tiny Gold'	#2
16		16 - WS - Weibull 'Red Spruce'	#3
9		9 - KF - Karl Forester Grass	#3
26		26 - DR - Drift Rose	#3

THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTRACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +/-0.33 FOOT OF FINISHED GRADE. PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL, AND 20% ORGANIC MATTER. SHRUB BEDS AND TREE WELLS ARE TO BE MULCHED WITH 3-4" DYED BROWN HARDWOOD MULCH. ALL SEEDING AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING. ALL BED AND LAWN AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS. ALL PLANTING BEDS AND TREE RINGS TO BE SEPARATED FROM TURF AREAS BY "V" TRENCHING. ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERMEN.

LANDSCAPING PLAN FOR
AMERICARE AT HERITAGE VILLAGE

LOCATED IN SECTION 3, TOWNSHIP 48 NORTH,
RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 2014



PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com

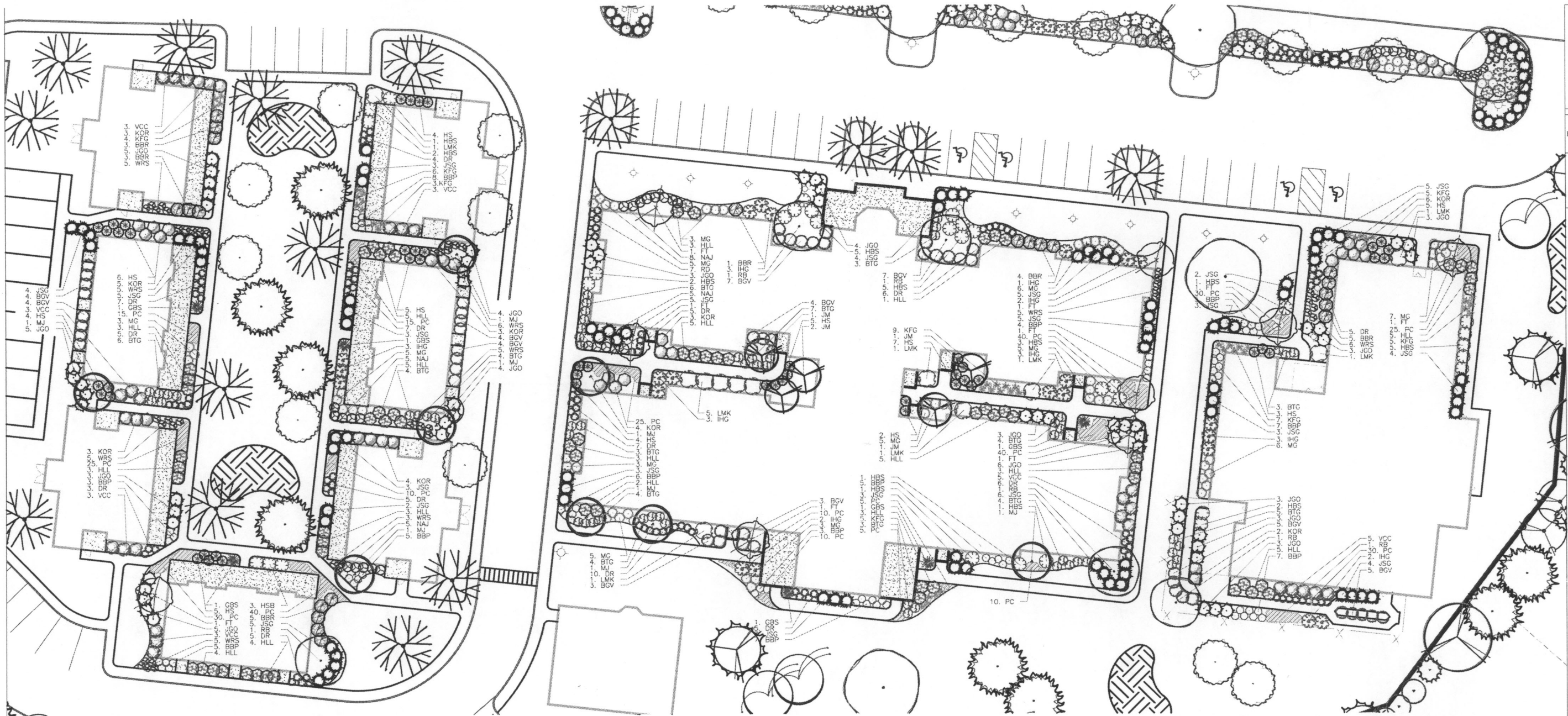
DATE: 6.20.14
DESIGNER: JP
SCALE: 1"=40'-0"

REVISIONS:
0.0.0

SHEET NUMBER:
LS2

PROJECT Name:
Site Trees and Screening





REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE REPRODUCTION OF ANY PART OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF ROST INC IS PROHIBITED.
USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.



LANDSCAPE DEVELOPMENT FOR
AMERICARE AT HERITAGE VILLAGE

Plant Schedule – Bed Plants

Quantity – Symbol – Plant Name – Size

-  5 -RB - River Birch - 10-12'
-  9 - FT -Fringe Tree - 5'
-  8 - MJ - Magnolia 'Jane' - 6-8'
-  5 - JM - Japanese Maple 'Bloodgood' - 5-6'

-  21 - BBR - Burning Bush 'Rudy Haag' - #3
-  45 - WRS - Winterberry 'Red Sprite' - #3
-  22 - IHG - Itea 'Henry's Garnet' - #5
-  12 - LMK - Lilac 'Miss Kim' - #3
-  64 - HLL - Hydrangea 'Little Lime' - #5
-  65 - BBP - Butterfly Bush 'Purple Haze' - #3
-  44 - KFG - Karl Forester Grass - #3
-  56 - MG - Maiden Grass - #5
-  50 - HS - Hosta Sieboldiana - #2
-  58 - BTG - Barberry 'Tiny Gold' - #2

-  80 - JSG - Juniper 'Saybrook Gold' - #5
-  57 - JCO - Juniper 'Grey Owl' - #5
-  6 - GBS - Globe Blue Spruce - #5
-  33 - KOR - Knockout Rose - #5
-  23 - NAJ - Ninebark 'Ambur Jubilee' - #5
-  96 - DR - Drift Rose - #3
-  25 - VCC - Viburnum 'Cardinal Candy' - #5
-  50 - BGG - Boxwood 'Green Gem' - #5
-  32 - HBS - Hydrangea 'Bombshell' - #5
-  335 - PC - Perennial Color (Sedum, Daylily, Huechere, etc...) - 18" Spacings

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- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWELVE MONTHS.
- ALL PLANTING BEDS AND TREE RINGS TO BE SEPERATED FROM TURF AREAS BY 'V' TRENCHING.
- ALL PLANT MATERIAL MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

LANDSCAPING PLAN FOR
AMERICARE AT HERITAGE VILLAGE

LOCATED IN SECTION 3, TOWNSHIP 48 NORTH,
RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 2014

SCALE: 1" = 20'
0 10 20 40

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com

DATE: 6.20.14
DESIGNER: JP
SCALE: 1"=20'-0"

REVISIONS:
0.0.0

SHEET NUMBER:
LS1

PROJECT Name:
Bed Trees and Shrubs

REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE
REPRODUCTION OF EXHIBITATIVE WORKS THEREUP WITHOUT
THE WRITTEN PERMISSION OF ROST INC IS PROHIBITED.
USE OF THESE PLANS IS LIMITED TO THE CONSTRUCTION OF
THIS PROJECT ONLY. USE OF THESE PLANS FOR ANY PURPOSE
OTHER THAN THAT FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED.



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #: 14-110	Submission Date: 6/24/14	Planner Assigned:
--------------------------	------------------------------------	-------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

25 feet

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

6 feet

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

The maximum number of freestanding signs shall be two. One sign shall have a maximum height of 6'-8" with an effective sign area of 40 square feet (per side). The second sign shall have a maximum height of 4 feet with an effective sign area of 16 square 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. (not applicable to **M-R** districts)

Landscaping: 35%
Existing Vegetation: 5%

5. The maximum height and number of light poles and type of fixtures.

The maximum height of light poles shall be 12 feet with an overall maximum height (grade to top of fixture) of 15 feet.

The maximum number of light poles shall be 16.

All fixture shall be shielded and directed inward and downward away from residences, neighboring properties, public streets, and other public areas.

Low level bollard lighting shall be installed as needed to illuminate sidewalks and walking paths as needed.

6. The maximum building height.

The maximum building height, as defined by the City of Columbia, shall not exceed 24 feet.



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

Statement of Intent Worksheet

For office use:

Case #: <i>14-109</i>	Submission Date: <i>6/23/14</i>	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.

All uses in District R-3
The following uses in District O-1:
-Residential Care Facilities.

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.

The proposed type of dwellings can be single-family detached, single family attached, two-family attached multi-family and/or residential care facility. The maximum number of units in the O-P shall not exceed 146 units. The total number of units (146) shall be dispersed in any configuration, meaning that any specific future lot within the O-P may exceed the designated zoning density as long as the total O-P does not exceed the allowed density of 146 units.

3. The maximum building height proposed.

35 feet

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

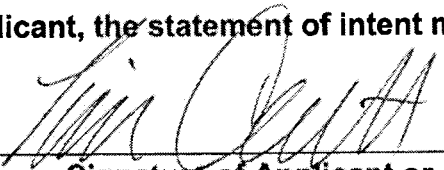
Landscaping: 35%
Existing Vegetation: 5%

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.

6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
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.

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



Signature of Applicant or Agent

6-23-14

Date

Conditional Withdrawal of Opposition to GED Investments Request to Rezone to OP, City of Columbia Case No. 14-109

Curtis Nelson <CNelson@shelterinsurance.com>

Tue, Jun 17, 2014 at 11:04 PM

To: Steve MacIntyre <sjmacint@gocolumbiamo.com>

Cc: ggroiss@mchsi.com, "przenner@gocolumbiamo.com" <przenner@gocolumbiamo.com>, "theresaspen@juno.com" <theresaspen@juno.com>, "lmontgomery@shelterinsurance.com" <lmontgomery@shelterinsurance.com>, "bwright@shelterinsurance.com" <bwright@shelterinsurance.com>, "meyerlisa02@yahoo.com" <meyerlisa02@yahoo.com>, "amsprt@aol.com" <amsprt@aol.com>, "clitherode@mchsi.com" <clitherode@mchsi.com>, "dspreis88@yahoo.com" <dspreis88@yahoo.com>, "womacka@missouri.edu" <womacka@missouri.edu>, "jackisadler@aol.com" <jackisadler@aol.com>, "hershbarger@midamerica.net" <hershbarger@midamerica.net>, "davidsohl@yahoo.com" <davidsohl@yahoo.com>, "donald@donemery.com" <donald@donemery.com>, "szucsjr@yahoo.com" <szucsjr@yahoo.com>, "dasservice@aol.com" <dasservice@aol.com>, "susan@dmc-columbia.com" <susan@dmc-columbia.com>, Henley Montgomery <hmontgomery@americareusa.net>, Neal Slattery <nslattery@americareusa.net>, Rafe Parsons <rafe@rbpconstruction.com>, Heather and Brian Richenberger <bhrichenberger@hotmail.com>, hershbarger <hershbarger@socket.net>, Tim Crockett <tim@crockettengineering.com>

Steve, thank you for the professional courtesies you extended to me and the other members of Heritage Meadows Homeowners Association who were in attendance at this evening's meeting at City Hall concerning this rezoning request and development plan project. I truly appreciate your expertise in handling concerns that were expressed by me and my neighbors about the maximum building height designation within this project. The Planning Department is fortunate to have you on its staff.

As you know, by my attached e-mail dated June 13, 2014, I objected to allowing a maximum building height of 35 feet within the approximate 9.6 acres of land that GED Investments reportedly intends to sell to Americare.

Should that 35 feet maximum building height be permitted, I believe it would have a serious adverse impact upon my neighborhood and would not be harmonious with my neighborhood's existing single family residential character. As you also know, among the many attendees at this evening's meeting were three Members of the Board of Directors of Heritage Meadows Homeowners Association. Those Directors represent owners of approximately 135 separate homes which are adjacent to this project. I understand that the Directors, on behalf of the Homeowners Association, have effectively joined in my objection to the 35 feet maximum building height designation. Through the Directors' action, I believe any prior support that Mr. Crockett claims to have had from any members of the Homeowner Association is effectively nullified. But if Mr. Crockett believes he has any members of the Homeowners Association who support his 35 feet maximum building height, he can let us know.

Otherwise, I think its safe to say that all owners of the 135 homes within our Homeowners Association have joined in my objection and Mr. Crockett has no supporters from our Homeowners Association who want to have a 35 feet maximum building height designation.

During this evening's meeting, I understood that Mr. Crockett has agreed, on behalf of Americare, to change the Development Plan's maximum building height from 35 feet to 24 feet. I also understand that Mr. Crockett, on behalf of Americare, has agreed to modify the Development Plan's Design Parameters to restrict the maximum building height to 24 feet, limit buildings to no more than a single story, and have a maximum height of light poles of 12 feet. It is also my understanding that Mr. Crockett and his client, Americare, agrees to have the modified Design Parameters be binding and become part of any City Council ordinance that concerns Americare's Development Plan. If I have misunderstood any of Mr. Crockett's representations, he can let me know immediately so I can renew my opposition. Otherwise, I have conditionally withdrawn my objection concerning the maximum building height matter, based on Mr. Crockett's representations and his client's agreements. I also understand that the Board of Directors joins me and conditionally withdraws the Homeowners Associations' objection with respect to the maximum building height issue. The Directors will let you know, if I have misunderstood their intention.

Steve, I have told my neighbors and all recipients of my various e-mails concerning this matter that I only represent myself and have not and do not intend to form any attorney-client relationships. (Any neighbor or recipient of this e-mail who has interests that are not aligned with mine concerning this matter is advised to pursue their own interests and seek the advice of legal counsel of their choice.) Should the Board of Directors

want to speak with me on any matter concerning this project in the future, I will certainly offer my assistance in the capacity as their friendly neighbor. I do understand that the Directors may have other unresolved issues or concerns that they may intend to address with Mr. Crockett or the City, but I do not intend to be involved in those matters unless asked.

Steve, please include a copy of this e-mail as an attachment to the City's file for this project so that the Planning and Zoning Commission and City Council are aware of my conditional withdrawal of opposition and Mr. Crockett's representations and his client's agreements.

Steve, I again thank you for your professional courtesies and handling of this matter. Should you have any questions or concerns, please let me know. I remain,

Very truly yours,

Curtis Nelson

PATE-JONES CONSTRUCTION, INC.

2606 Calvert Drive
Columbia, MO 65202
573.441.0440 (Office)

June 6, 2014

Tim Teddy
Community Development
P.O. Box 6015
Columbia, MO 65205

Dear Mr. Teddy:

The purpose of this letter is to inform you of my support for the Americare site plan provided by Crockett Engineering Consultants.

I have reviewed the proposed development, and I am confident it will function well with the development of the 21 adjacent residential lots I own.

Should you have questions or concerns regarding this request please contact me at my office at 573-441-0440.

Sincerely,

A handwritten signature in black ink, appearing to be 'John Jones', written over a circular stamp or seal.

John Jones, President
Pate-Jones Construction

Heritage Estates Homeowners Association, Inc.
P.O. Box 1274
Columbia, MO 65205

July 3, 2014

City of Columbia
Planning & Zoning Commission & City Council

RE: Bill 14-110 - GED Investments, LLC

Dear Members of the Planning & Zoning Commission and City Council:

On behalf of the Heritage Estates Neighborhood Association, I am writing this letter in support of the request by GED Investments, LLC ("Applicant") to rezone property at the western terminus of Southampton Drive to O-P for the development to be known as Americare at Heritage Village.

Our association has reviewed the conceptual plans provided by the Applicant and we believe approval is in the best interest of the neighborhood and will help protect property values and neighborhood character for everyone in the area.

Your consideration in this matter is appreciated.

Sincerely,



Jay R. Lindner
President

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JULY 10, 2014

Case No. 14-109 and 14-110

A request by GED Investments, LLC (Owner) to rezone 15.7 acres of land from PUD (Planned Unit Development District) to O-P (Planned Office District) and for approval of a 9.97-acre O-P (Planned Office District) development plan to be known as "Americare at Heritage Village." The subject site is located on the east side of Sinclair Road, approximately 150 feet north of Muirfield Drive, and extends eastward to the western terminus of Southampton Drive.

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

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. As to Zoning, Staff recommends approval of the proposed rezoning from PUD to O-P, including the associated Statement of Intent. As to the Development Plan, Staff recommends approval of the proposed O-P Development Plan and associated Design Parameters, subject to approval of the pending request for O-P Zoning.

MR. REICHLIN: Any questions of Staff?

MS. RUSSELL: I have one.

MR. REICHLIN: Yes, Ms. Russell.

MS. RUSSELL: When you are talking about the extension of Southampton when this -- is it going to connect to Sinclair?

MR. MACINTYRE: Yes. And that would be a part of this particular development.

MS. RUSSELL: Okay.

MR. MACINTYRE: So if the plan is approved, that comes along with it. The access -- I failed to mention, but the access -- sole access to the proposed development plan is off of -- would rely on the new extension of Southampton there.

MS. RUSSELL: Okay. Thank you.

MR. REICHLIN: Just for the sake of restating the -- what appears to be obvious to me, the parcel north of Southampton will remain PUD?

MR. MACINTYRE: No. Actually, that would be upgraded to the O-P designation; however, it would still be limited to only residential uses with the exception of the residential-care facility use.

MR. REICHLIN: The whole parcel is going O-P?

MR. MACINTYRE: That's correct. That's correct.

MR. REICHLIN: I wanted to clarify. Oh, I'm sorry. Ms. Burns? I apologize.

MS. BURNS: Thank you. Are there any improvements planned to Sinclair Road in conjunction with this?

MR. MACINTYRE: Not in conjunction with this request. However, there was a traffic impact study

that was submitted concurrently with this request, and city traffic engineers reviewed it, found it to be -- well, found that there aren't any associated improvements necessary at this time with the exception of just building the road through. However, in the future, at an undisclosed or uncertain time at some point down the road, there may need to be an upgrade at the intersection with Sinclair Road, perhaps in the form of a roundabout. The applicant has had some preliminary discussions and agreed to reserve some area there for future right-of-way to help accommodate that improvement. However, nothing in the CID at this time.

MS. BURNS: So no signalized intersection? It'll be a stop sign, I guess?

MR. MACINTYRE: At this time, yes. Yeah. Mr. Zenner was just pointing out that there may be some improvements up the road at Vawter School and Sinclair, which, you know, could certainly tie into this in terms of how traffic in the area overall flows.

MS. BURNS: Thank you.

MR. MACINTYRE: You're welcome.

MR. REICHLIN: Any other questions of Staff? Seeing none, I'll open the public hearing.

PUBLIC HEARING OPENED

MR. CROCKETT: Commission, Tim Crockett, Crockett Engineer, 2608 North Stadium.

Mr. Reichlin, given that this is the last item on the agenda and it is a two part, I would like to request some additional time. There are some statements in here that I would like to make on behalf -- not on behalf of the neighbors, but I told the neighbors I would make statements for clarification purposes and I just want to make sure I get those included in my proposal.

MR. REICHLIN: I don't have a problem.

MR. CROCKETT: I'm here tonight with Neil Slattery; he's a PE with Americare. He's a representative -- a staff engineer for those folks, as well as Rafe Parsons, who is the seller of the property and he will retain ownership of the north piece, north of Southampton. This slide here shows the entire piece of property in question. Both green and the orange is what is being rezoned to O-P. The green is the only piece of property that's on -- that's going to be developed on the Americare project. Of course, we've talked about the location map a little bit, the zoning in the surrounding area. This is PUD piece of property. It was -- it was zoned PUD quite a few years ago. It was recently redone to PUD about two years ago when that portion that Mr. MacIntyre included to the south, we just basically flip-flopped some areas in -- in this area, if you recall. The current PUD allows for a maximum of 146 total residential units. That's what we're approved for right now -- 146 total units, no access from this development to Muirfield Drive, which is important, 40 percent minimum landscaping, and it requires the extension of Southampton. So when we develop any portion of this site, either side, we have to extend Southampton from its current terminus all the way out to Sinclair Road, so that will be required by the developer for this development. What are we proposing? We're asking for O-P zoning for the entire piece of property with the exact same uses with the exception of the residential care facility. We're not asking for office uses, we're not asking for a bank, we're not asking for professional offices. The only allowed additional use that we're asking for is that of residential-care facility. Neighborhood associations involved in this area, we have four of them. We have Heritage Village, Heritage Meadows, Heritage Woods, and Heritage Estates. Well, we've had

meetings with those folks. We've had public meetings, we've had e-mails, we've had personal meetings. Some of the folks have actually gone out and toured one of the facilities, another Americare facility here in town. So again here is the O-P plan. It's broken into three basic components. We have independent-living units, we have assisted-living units, and we have a memory-care facility. All three of those units compiled on this site, but we do not have skilled nursing. This is not a nursing home; this is not skilled nursing. It's assisted living. These individuals still get up, they still carry on their day, they just need some additional assistance from time to time on various tasks. This is the landscaping plan that the City talked about. This is an extensive landscaping plan. Typically, you see landscape plans on planned districts that meet the City's requirement and not much more. This one far exceeds the City's requirement -- far exceeds, and you can see that from this drawing here. It's -- it's something that not only does Americare do on all their projects, but it's something that they told the neighbors that they would do. They would put in a large amount of landscaping buffer between this development and, of course, the development to the south. Now, keep in mind the development immediately to our south and immediately to the east is Heritage Village that's under construction. We have support from the owner of those lots. The other developments and the neighbors are even further away than that, but we wanted to -- we told the neighbors we would put additional landscaping in and we've done that. Highlights of this plan, again maximum of 66 total living units. Those are broke down into 30 assisted-living units, 16 memory-care units, and 20 independent-living units. We have adequate parking to accommodate the residents, the employees, and the visitors on this site. The development provides for the extension of Southampton Drive, which we've already talked about. It will go all the way to Sinclair Road. And then, of course, the O-P plan has an extensive landscape plan that we've talked about. Public involvement, again we've talked about that briefly. I won't -- I won't hit on that now. Some of the issues and concerns from the neighbors. First of all, they had concerns of traffic, and that was -- really stems two years ago on the rezoning. They asked us to look at this development. They were concerned with the PUD on traffic and the number of school children that may attend an overcrowded elementary school. The owner went out on this property and said what can we put on this property that doesn't -- doesn't generate traffic and doesn't have a lot of small children that go to elementary school. This Americare facility is it. The traffic impact on this site -- on the Americare site equates to about six and a half to seven single-family houses. That's pretty good given that we're eight-plus acres on this -- on this site. It's not very much traffic at all. It's very low impact. And, of course, it certainly doesn't have any school children on the site. Buffer and landscaping, we talked about that. And the building height, we want to talk about that a little bit. R-1, R-2, R-3, even the commercial districts, the maximum building height is 35 feet. The neighbors to the south, their maximum building height is 35 feet. They've asked us to look at this development. We've committed to building a single-story development on the Americare property and the 24-foot building height will go with the -- with the O-P development plan. It doesn't go with the zoning, it goes with the O-P development plan and it's included on the plan and in the design parameters. So this site -- the O-P -- excuse me -- the Americare site will limit themselves to single-story buildings with a maximum height of 24 feet, and we think that's very important. The neighbors have asked for that and we've -- we've accommodated that

request. We can talk about staffing if there's any concerns with the Commission about that, how many staff members we feel we're going to have on this site, their hours, and -- and all of that. Site lighting was another concern of the neighbors. Originally, we had, I believe it was 25-foot-tall poles. We've since reduced that down to 12-foot-tall poles with a maximum height with the fixture, the base, the pole, everything, at 15 feet. We have basically a working model on another property here in town. We showed the folks that this is the light standard -- the same exact light standard we're going to use and I believe they looked at that and said, hey, we like that, that's fine -- that's fine with us. We want to make that commitment that that's exactly what we're doing here. Twelve-foot-tall pole, same -- same fixtures that we had on the other property. Signage, we want to be very clear on our signage. It's always -- always questionable what -- what kind of sign, how big a sign. We put it on our plan. This is the exact same signage that we're going to put on our plan, verbatim on the plan. Neighborhood support, we talked about the four HOAs in the area. We have a letter from three of the HOAs showing support, and the fourth I have from their -- from their -- their management company stating that the board has voted to have no opposition to this development. So with that, I want to make -- one of the things I wanted to talk with -- wanted to make a statement on for the neighbors' behalf is that while we are rezoning the entire piece of property to O-P, the only allowed use on any of the property, the Americare site, as well as the undeveloped portion to the north, will -- allowed uses will be the PUD that we have today along with residential-care facilities. No additional uses. No banks, no professional office, nothing along those lines. Simply the addition of the residential-care facility. We want to make that very clear. The reason why we're rezoning the entire piece of property, it preserves the number of units that we are already approved on this piece of property. We talked to City Staff early on about that. That was critical for the two parties to come together to negotiate the deal for this piece of property. We must preserve that 146 total number of units. To do that, we need to rezone the whole piece of property. Staff -- we discussed it with them early on and we feel that this is the appropriate way to go, so that's the reason for that. We've talked about the landscaping. We've talked about the zoning being consistent. We talked about the extension of Southampton Drive. Here's a few pictures of some existing facilities that Americare has. I will tell you Americare has about 100 facilities throughout the Midwest, so there's certainly -- this is not their first rodeo. They build a quality development throughout so, like I say, some of the residents actually toured another one of their facilities, so there's just a few photos. And I would be happy to go back, slow down, discuss it further, but with that, I'd be happy to answer any questions.

MR. REICHLIN: Any questions of this speaker? Ms. Burns?

MS. BURNS: I had one question about the homeowners' association that was just to the east. I thought you said that was being developed, but there are currently residents?

MR. CROCKETT: No. There's no residents there, but the homeowners' association has been established. So there's no residents there, but the HOA has been set up and it's -- it's just for that portion through there. I mean, they're the ones that will enforce the covenants and restrictions for that -- for that area.

MS. BURNS: Okay. But there is no one currently living there that would be impacted?

MR. CROCKETT: No one currently, but it's under construction. That's correct.

MS. BURNS: Okay.

MR. CROCKETT: But we have been in contact with the builder who is building those units, who has to sell houses backing up to this development. You know, that's his concern is I'm going to build houses backing up to PUD. What am I going to do? Am I going to have three-story apartment buildings? Am I going to have, you know, college students? In this case here, now he knows I can sell houses. I feel comfortable building backing up to single-story, highly landscaped, residential-care facility.

MS. BURNS: Thank you.

MR. REICHLIN: Any other questions? Ms. Loe?

MS. LOE: On that side, it looks like they're actually higher -- a little bit higher. I was just -- the retaining wall, is it a short retaining wall or --

MR. CROCKETT: It is a short retaining wall.

MS. LOE: Okay.

MR. CROCKETT: But the retaining wall, the building sits down --

MS. LOE: Right.

MR. CROCKETT: -- and the -- and the retaining wall comes up, and the landscaping is on top of the retaining wall.

MS. LOE: Right. The houses are higher than Americare?

MR. CROCKETT: They are. That is correct. I mean, let me go back to that. Yes. Yes. The houses will be higher than Americare, so they're not going to look up at it, they'll basically look over it, and they will have architectural roofs, architectural shingles. It will all look very, you know, fine with a residential development.

MR. REICHLIN: Any other questions? I just wanted to, for the record, I'm getting what you haven't said that the 24-foot maximum height is not going to extend to the parcel north of --

MR. CROCKETT: That is correct. That is correct.

MR. REICHLIN: All right.

MR. CROCKETT: We don't know -- we don't have a plan for that piece of property at this time. We don't know. We would love for it to be 24-foot maximum height as a residential-care facility. We don't have a buyer for that piece of property at this time. We want to maintain the exact current uses that we have on that property right now, so that's what we're -- that's what we're asking for, to maintain those exact same uses.

MR. REICHLIN: Thank you. Are there any other questions? Seeing none --

MR. CROCKETT: Excuse me. With the exception of the residential-care facility.

MR. REICHLIN: All right. Anybody else wishing to speak on this matter? Thank you. Feel free.

MR. HERSHBARGER: I'm Robert Hershbarger, and I live at 1908 Muirfield Drive, which is right across the street from all this development, and they have four houses now under construction, so we'll soon have some new neighbors. Our association said that we have no objections to this development, and our initial objections were the height of the buildings, the height of the light poles. We didn't want the

lights shining out, and we wanted that berm between the assisted-living facilities and the residences along Muirfield Drive and so -- yeah. And I can never remember the name -- Kenilworth Drive. So the only thing that we wanted to be sure of, other than those four things -- and Mr. Parson and Mr. Crockett assured us that those would be taken care of by tonight, and they were. And from my understanding, I think the other main concern that Heritage Meadows had was what was going to happen to that section of land up above or north of the new Southampton Road. And we were concerned that it would be restricted to residential use, even though it had an apartment -- or had an office designation, that it should have office designation -- assisted living or office designation apartments. What we didn't want along that street, although we're somewhat removed, was real estate offices, the insurance offices, dental offices, or those types of things. We wanted it to maintain our residential environment. And my -- am I correct that this is what will only be allowed in there unless it is brought back for some rezoning which would be appropriate? Is this correct?

MR. MACINTYRE: Yes. That's correct.

MR. HIRSHBEIN: All right. That -- that puts us in good -- good position. We're happy with that. And we have one other little issue, which is -- doesn't really have anything to do with the discussion tonight, but it's appropriate for the discussion. I -- I don't know if you can see on the map where Kenilworth comes down, comes around, and comes into Muirfield. Can you show that? Okay. Now, people coming down that or that other little street -- could you put the arrow on up to Kia -- okay. People coming down from Southampton to Kenilworth, they come down to South -- come that -- come on down with the arrow down to Muirfield. There. Bang. If you look at that intersection, the curve part -- portion of that coming up to where the arrow is is coming uphill. And as soon as they get up the hill, they come right up on Kenilworth. I have a mental block against that name for some reason. Anyway, there's a very short site there, and we would appreciate if the City, to make it a safe environment around this whole new addition, would install a stop sign there because we've had -- I've had three mailboxes taken down and our house sets right just about next to the end of that. The people come up that on an icy day, come around the curve, lose control, and bang. They -- and in the winter, if there's a lot of traffic -- because the other subdivisions, if you remember, around that, all of the kids go to Mill Creek School, and they do drive up Northfield to get there. So with that comment, we no longer have any objections to -- to the development and we'd be pleased to have them as neighbors.

MR. REICHLIN: Thank you very much. Any questions of this speaker? Seeing none, thank you. Anybody else wishing to speak on this matter? Seeing no one, we'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners?

MS. RUSSELL: I think to be clear, we need to make this two separate motions, so we don't --

MR. REICHLIN: I think we're -- yeah. We'll try and catch that at the --

MS. RUSSELL: Okay.

MR. REICHLIN: -- end. Yeah. You're not doing --

MS. RUSSELL: I'll do it.

MR. REICHLIN: Okay. Well, are we ready to do -- is there anybody -- a need for discussion? Anybody have anything worthy -- any concerns?

MS. RUSSELL: Okay. Regarding Case 14-109, I move to approve the proposed rezoning of 15.7 acres of land from PUD to O-P.

MR. REICHLIN: Including the --

MS. RUSSELL: Including the associated Statement of Intent.

MR. STRODTMAN: I'll second it.

MR. REICHLIN: Second by Mr. Strodtman. Roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Russell, Ms. Burns. Motion carries 6-0.

MR. STRODTMAN: Motion for approval will be forwarded to City Council.

MR. REICHLIN: Okay. So Ms. Russell, did you want to wrap us up?

MS. RUSSELL: Oh, sure. Regarding Case 14-110, I move to approve the proposed O-P Development Plan and associated Design Parameters subject to the -- no. Just the Design Parameters.

MR. REICHLIN: I'll second that one. Okay. Roll call, please?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Ms. Russell, Ms. Burns. Motion carries 6-0.

MR. STRODTMAN: Motion for approval will be forwarded to City Council.

MR. REICHLIN: Okay. That concludes our public hearings.