

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 380-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 15, 2014

Re: Cobblestone Cottages PUD - Rezoning and PUD Development Plan (Case #15-17)

Documents Included With This Agenda Item

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

Supporting documentation includes: Summary of Board/Commission Reports (includes maps, reduced size PUD plan, Statement of Intent, and rezoning graphic), Excerpts from Minutes

Executive Summary

Approval of this request will result in the rezoning of approximately 1.54 acres of property zoned R-1 (One-family Dwelling District) to PUD-4 (Planned Unit Development - maximum of 4 du/ac), adoption of a Statement of Intent for the newly zoned property as well as approve a PUD development plan to be known as "Cobblestone Cottages" which includes a total of 4.57 acres.

Discussion

The applicant is seeking approval of a request to rezone approximately 1.54 acres of property to PUD-4 with an associated Statement of Intent, as well as approval for a PUD development plan that includes both the 1.54 acres requested to be rezoned, and approximately 3 acres of existing PUD-4 zoned property. The existing PUD-4 property was zoned at the time of annexation, which was approved July 21, 2014 (see attached zoning graphic).

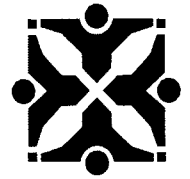
Zoning

The applicant is requesting that 1.54 acres of property be rezoned from R-1 (One-family Dwelling District) to PUD-4, which would permit up to four dwelling units per acres. The requested zoning is consistent with adjacent property to the north that is also zoned PUD-4, and the applicant will be including both zoning parcels in one development plan, which is further discussed below. The proposed PUD site is encumbered with several development limitations and is considered a suitable candidate for the flexibility associated with a PUD. A substantial gas easement runs through the center of the property, thus limiting the development of that area. The PUD will allow a more creative approach to the development of the property that will mitigate the challenges associated with the site.

The applicant has submitted a Statement of Intent (SOI) that is identical to the SOI that was approved with the existing PUD-4 property. If the rezoning is approved, the total amount of contiguous PUD-4 area would be 4.57 acres, which would permit a total of no more than 18 dwelling units.

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PUD Development Plan

The PUD plan indicates a proposal for 12 single-family detached dwelling units grouped around the center of the property, which includes a common lot located within the looped private street that serves the property. Additional common lots are located adjacent to both roadways that border the property, and the applicant has included trees along the roadways to create a street tree appearance and provide some buffering between the roadways and the dwellings. Common Lot C3 provides open space that preserves a view of a stream corridor that runs along the east side of the development, which provides an aesthetic benefit to the development as a whole. While the SOI associated with the PUD allows for amenities such as a pool, no such amenities are reflected on the proposed PUD plan.

The development plan identifies additional right of way to be dedicated at the time this property is final platted, which is required prior to any development. The right of way dedication in the northwest portion of the property will be utilized for the improvement of the intersection of Route K with Old Plank Road and Sinclair Road. The Capital Improvement Program (CIP) identifies the improvement of Sinclair Road north of Route K within 6-10 years.

At its meeting on December 4, 2014, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the rezoning and PUD development plan. A representative for the applicant, Tim Crockett, Crockett Engineering Consultants, was present and gave an overview of the request. Commissioners inquired about amenities on site, sidewalks, lot sizes, and whether the homes would be owner occupied. No one from the public spoke during the public hearing.

A copy of the Planning and Zoning Commission staff report (including maps, reduced copy of the PUD plan, Statement of Intent, and a rezoning graphic) and excerpts of the meeting's minutes are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure placement will be at the expense of the applicant. This area is not served City electric or water services.

Long-Term Impact: Long-term costs include public infrastructure maintenance (e.g adjacent roads and sewer) and demands for services (e.g. public safety). No internal roadway maintenance will be required within the development as streets are proposed to be privately maintained. Costs associated with long-term impacts will be offset by additional tax and fee revenues.

The CIP identifies intersection improvements at Sinclair-Old Plank & Route K within 6-10 years. At this time, all roadways bordering the subject property are under the jurisdiction of other governmental bodies; however, the City may in the future be responsible for their construction/maintenance.

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Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Growth Management

Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility

Suggested Council Action

Approval of the request to rezone approximately 1.54 acres of property zoned R-1 (One-family Dwelling District) to PUD (Planned Unit Development) and to adopt a Statement of Intent, and for approval of a PUD development plan to be known as "Cobblestone Cottages".

Legislative History

Res. #128-14 (7/21/14): Approved preliminary plat for "The Gates, Plat 2"

Ord. #22127 (7/21/14): Approved annexation, rezoning portions to R-1 and PUD-4



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 380-14

AN ORDINANCE

rezoning property located on the southeast corner of Route K and Old Plank Road from District R-1 to District PUD-4; approving the statement of intent; repealing all conflicting ordinances or parts of ordinances; approving the PUD Plan for Cobblestone Cottages; and fixing the time when this ordinance shall become effective.

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

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

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 968, PAGE 34 AND BEING TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI ROUTE K AT THE NORTHWEST CORNER OF SAID TRACT 2, WITH THE WEST LINE OF SAID TRACT 2, S 2°01'50"W, 195.67 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, S 86°18'25"E, 95.48 FEET; THENCE S 73°01'45"E, 427.59 FEET; THENCE N 18°43'30"E, 105.58 FEET; THENCE N 9°15'20"W, 277.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID MISSOURI ROUTE K; THENCE ALONG SAID RIGHT-OF-WAY LINE, 21.06 FEET ALONG A 1462.39-FOOT RADIUS CURVE TO LEFT, SAID CURVE HAVING A CHORD, N 76°17'40"E, 21.06 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S 10°47'45"E, 297.94 FEET; THENCE S 23°34'00"W, 250.13 FEET; THENCE N 17°57'25"W, 67.24 FEET; THENCE N 56°19'55"W, 52.75 FEET; THENCE S 76°58'30"W, 194.62 FEET; THENCE N 42°09'15"W, 252.20 FEET; THENCE S 65°42'55"W, 52.98 FEET TO THE WEST LINE OF SAID

SURVEY; THENCE WITH SAID WEST LINE N 1°58'15"E, 59.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.54 ACRES.

will be rezoned and become a part of District PUD-4 (Planned Unit Development) with a development density not exceeding four dwelling units per acre and taken away from District R-1 (One-family Dwelling District). Hereafter the property may be used for permitted uses in District R-3.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated October 27, 2014, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

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

SECTION 4. The City Council hereby approves the PUD Plan for Cobblestone Cottages, as certified and signed by the surveyor on November 26, 2014, for the following described property:

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4333, PAGES 153 AND 155 AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI ROUTE K AT THE NORTHWEST CORNER OF SAID TRACT 2, AND WITH SAID RIGHT-OF-WAY LINE AND THE LINES OF SAID TRACT 2, S 86°23'30"E, 56.85 FEET; THENCE 46.13 FEET ALONG A 1462.39-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 87°18'55"E, 46.13 FEET; THENCE CONTINUING WITH THE LINES OF SAID TRACT 2, S 1°52'50"W, 180.07 FEET; THENCE S 89°04'05"E, 51.69 FEET; THENCE N 0°03'05"E, 180.10 FEET; THENCE, 361.52 FEET ALONG A 1462.39-FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 82°53'55"E, 360.60 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID TRACT 2, S 10°47'45"E, 298.53 FEET; THENCE S 23°34'00"W, 250.13 FEET; THENCE N 17°57'25"W, 67.24 FEET; THENCE N 56°19'55"W, 52.75 FEET; THENCE S 76°58'30"W, 194.62 FEET; THENCE N 42°09'15"W, 252.20 FEET; THENCE S 65°42'55"W, 52.98 FEET TO THE WEST LINE OF SAID TRACT 2;

THENCE WITH SAID WEST LINE, N 1°58'15"E, 270.02 FEET TO THE
POINT OF BEGINNING AND CONTAINING 4.57 ACRES.

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

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



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

Statement of Intent Worksheet

For office use:

Case #: 15-17	Submission Date: 10/27/14	Planner Assigned: SMITH
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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.

All allowed uses in District R-3

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.

Dwellings shall be single-family detached, single-family attached, two-family and multi-family. Maximum density

3. The maximum building height proposed.

35'

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.

5% existing vegetation

15% landscaping

Total: 20%

The following items only apply to PUD zoning requests:

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

Parking shall conform to the City of Columbia parking regulations.

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

Allowed amenities: Pool, clubhouse, shelter house.

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.

Minimal building setbacks shall be 20' from right-of-way lines

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


 Signature of Applicant or Agent


 Date



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, reduced size PUD plan, Statement of Intent, and rezoning graphic), Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 4, 2014**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Thompkins Homes & Development, Inc. (owner) to rezone approximately 1.54 acres of property zoned R-1 (One-family Dwelling District) to PUD (Planned Unit Development) and to adopt a Statement of Intent, and for approval of a PUD development plan to be known as "Cobblestone Cottages", on 4.57 acres of land located at the southeast corner of the intersection of Route K and Old Plank Road. (Case #15-17)

DISCUSSION

The applicant is seeking approval of a request to rezone approximately 1.54 acres of property to PUD-4 with an associated Statement of Intent, as well as approval for a PUD development plan that includes both the 1.54 acres requested to be rezoned, and 3.02 acres of existing PUD-4 zoned property. The existing 3.02-acre, PUD-4 property was zoned at the time of annexation, which was approved July 21, 2014 (see attached zoning graphic).

Zoning

The applicant is requesting that 1.54 acres of property be rezoned from R-1 (One-family Dwelling District) to PUD-4, which would permit up to four dwelling units per acres. The requested zoning is consistent with adjacent property to the north that is also zoned PUD-4, and the applicant will be including both zoning parcels in one development plan, which is further discussed below. The proposed PUD site is encumbered with several development limitations and is considered a suitable candidate for the flexibility associated with a PUD. A substantial gas easement runs through the center of the property, thus limiting the development of that area. The PUD will allow a more creative approach to the development of the property that will mitigate the challenges associated with the site.

The applicant has submitted a Statement of Intent (SOI) that is identical to the SOI that was approved with the existing PUD-4 property. It will permit all uses in R-3 (Medium Density Multiple-family Dwelling District) on the subject property, and includes a variety of dwelling options, ranging from single-family attached to multi-family. A total of 20 percent of the site would be required to be maintained in open space, and amenities could include a pool and clubhouse, although these amenities are not required.

If the rezoning is approved, the total amount of contiguous PUD-4 area would be 4.57 acres, which would permit a total of no more than 18 dwelling units.

PUD Development Plan

The PUD plan indicates a proposal for 12 dwelling units on approximately 4.57-acres of PUD-4 zoned property. The PUD plan indicates that additional right of way will be dedicated along Route K and Old Plank Road (approximately 0.91 acres), which has been reviewed and approved by the City's traffic engineers. This proposed dedication decreases the overall size of the development to 3.66 acres, which would permit no more than 14 dwelling units. Please reference the "Access" section at the end of this report for more information on roadway types and required right of way.

The dwelling units within the PUD plan are designed around a gas easement that bisects the property and that generally runs east/west through the area. The dwelling units are single-family detached and are grouped around the center of the property, which includes a common lot located within a looped private street that serves the property. Additional common lots are located adjacent to both roadways that border the property, and the applicant has included trees along the roadways to create a street tree appearance and provide some buffering between the roadways and the dwellings. The overall site includes a 25-foot perimeter setback, and most building sites shown exceed this setback, which provides an additional buffer between the residences and the adjoining roadways.

The design of the site provides opportunities for the use of common lots within the development. As previously mentioned, the site includes a common open space in the center of the development, which provides a potential area for recreational activities and gatherings. While the area is surrounded by a roadway, the traffic should be limited to the 12 dwelling units within the development. Common Lot C3 also provides open space that preserves a view of a stream corridor that runs along the east side of the development, which provides an aesthetic benefit to the development as a whole. And while the SOI for this plan allows for amenities such as a pool, no such amenities are reflected on the proposed PUD plan.

As mentioned previously, additional right of way will be dedicated at the time this property is platted, which is required prior to any development. The right of way dedication in the northwest portion of the property will be utilized for the improvement of the intersection of Route K with Old Plank Road and Sinclair Road. The Capital Improvement Program (CIP) identifies the improvement of Sinclair Road north of Route K as a planned project with a target date of within 6-10 years.

Staff notes that as a condition of approval for the existing PUD-4 zoning, the sidewalk shown on the PUD plan to the east of the PUD was required to be constructed concurrently with the sidewalk on the PUD property. This condition was included to ensure that there was not a gap in the sidewalk system between the PUD and the residential subdivision to the east, Oak Park Plat 2. The property separating the two developments is currently unsubdivided, but is shown on the preliminary plat of The Gates Plat 2 as a common lot (C1), and sidewalks would not have been required prior to the final platting of the property. The construction of the sidewalk gap concurrently with the PUD ensures connectivity between the neighboring developments.

STAFF RECOMMENDATION

- Approval of the request to rezone 1.57 acres from R-1 to PUD-4;
- Approval of the PUD Development Plan for "Cobblestone Cottages".

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- "Cobblestone Cottages" PUD Development Plan
- PUD-4 Statement of Intent
- PUD-4 Rezoning Graphic

HISTORY

Annexation date	July 21, 2014
Zoning District	R-1 (One-family Dwelling District); PUD-4 (Planned Unit Development)
Land Use Plan designation	Neighborhood District, Open Space
Previous Subdivision/Legal Lot Status	Not a legal lot; Land in limits

SITE CHARACTERISTICS

Area (acres)	4.57 acres
Topography	Generally flat with creek along southwest corner of property
Vegetation/Landscaping	Majority turf, with scattered trees
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Consolidated Public Water Supply District (CPWSD) #1
Fire Protection	Columbia Fire Department
Electric	Boone Electric Cooperative

ACCESS

Route K	
Location	North side of site
Major Roadway Plan	Minor Arterial requiring 100' ROW. Additional ROW to be dedicated at final plat for 50' half width; 30' existing half-width ROW.
CIP projects	None

Old Plank Road	
Location	West side of site
Major Roadway Plan	Major Collector requiring 100' ROW for intersection improvements. Full 100' ROW to be dedicated at final plat. Road currently maintained by Boone County.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	Within the Cascades Park service area.
Trails Plan	Proposed location of tertiary Little Bonne Femme Trail southeast of property.
Bicycle/Pedestrian Plan	No facilities in the area.

Report prepared by Clint Smith

Approved by Patrick Zenner



15-17: Cobblestone Cottages PUD Development Plan & Rezoning



City of Columbia Zoning



Boone County Zoning



Columbia City Limit

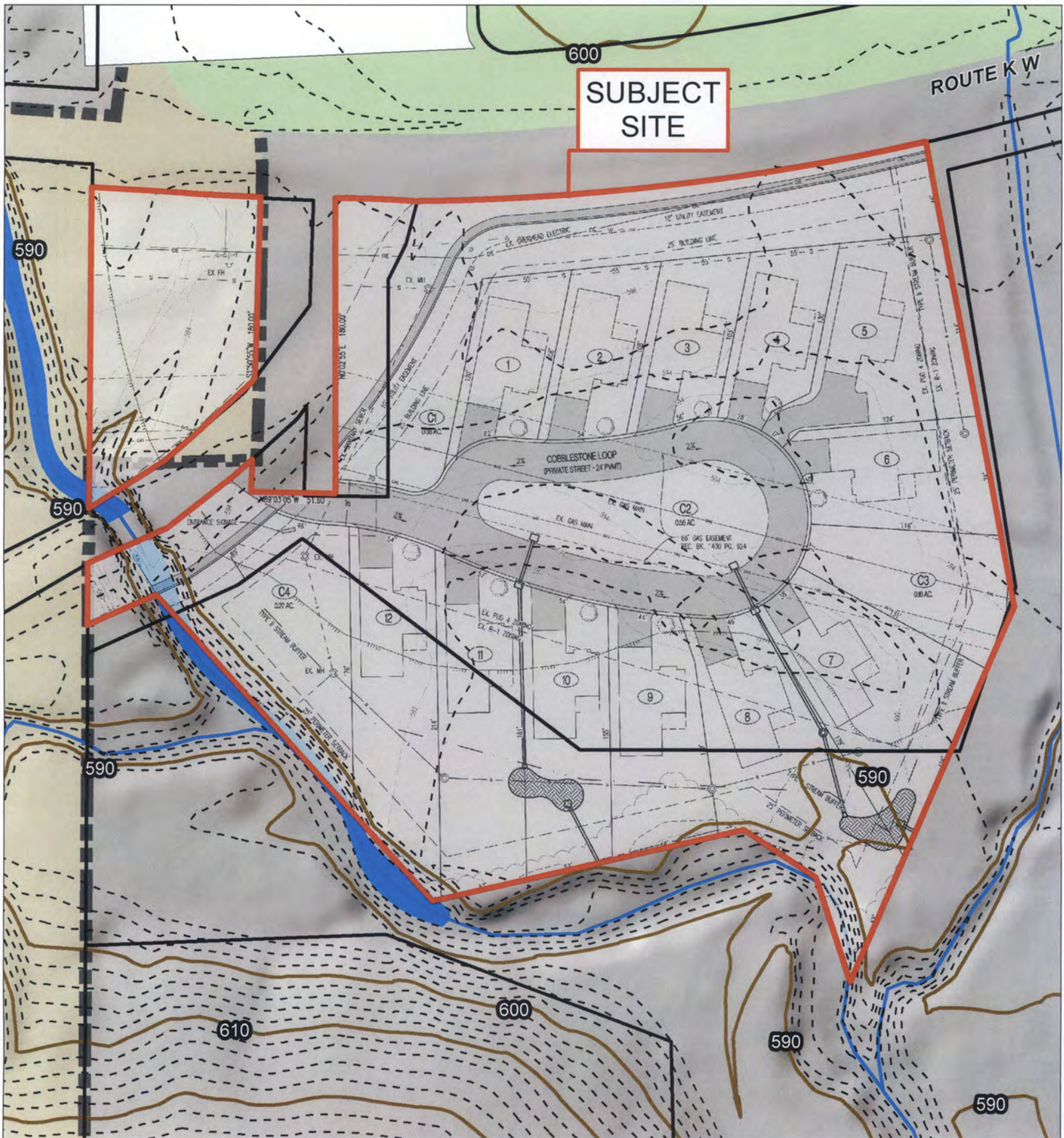


100-Year Flood Plain



Parcels



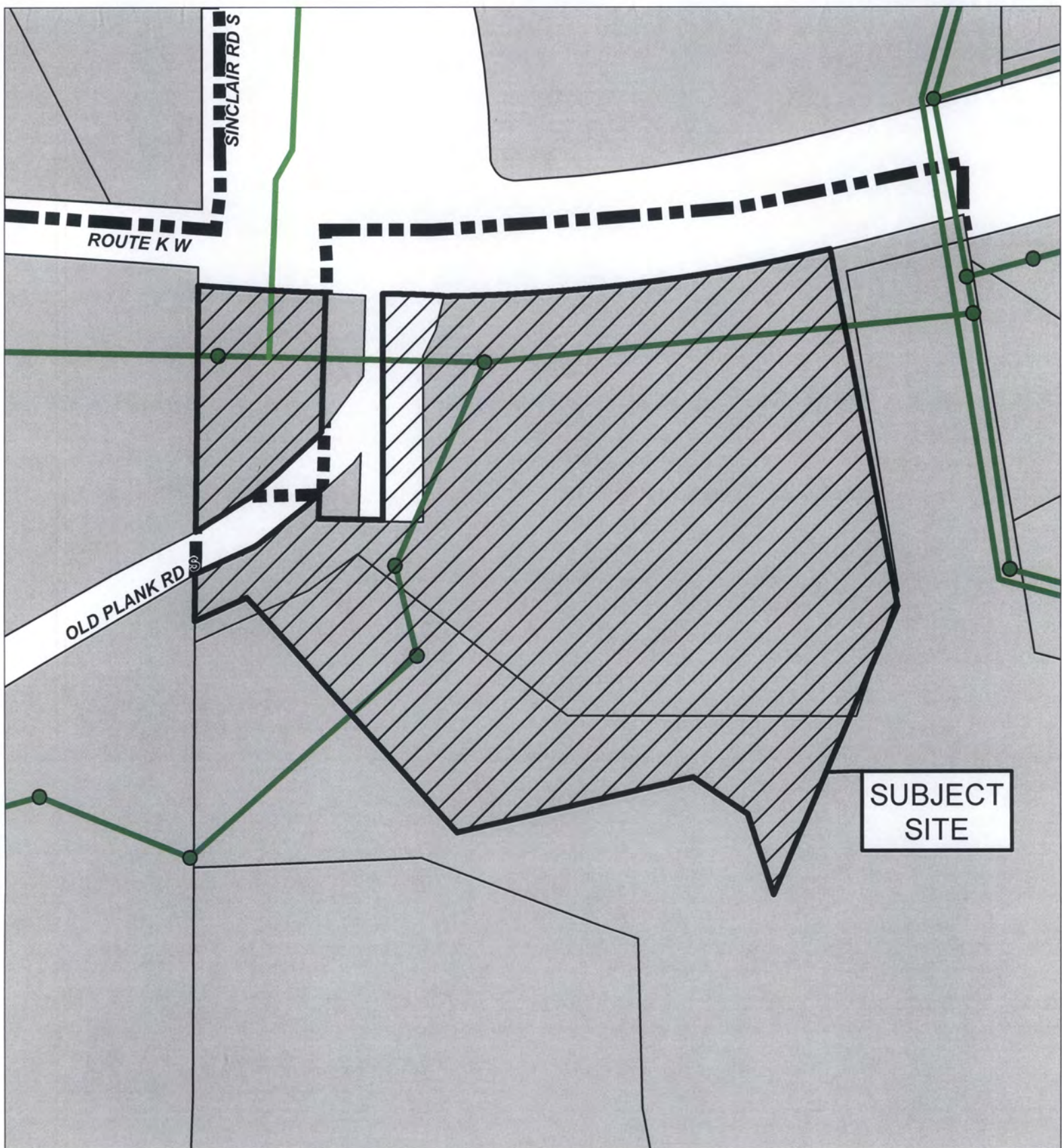


15-17: Cobblestone Cottages PUD Development Plan & Rezoning



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Stream
- Parcels
- Building Footprint
- Bodies of Water
- Columbia City Limit





15-17: Cobblestone Cottages PUD Development Plan & Rezoning



- City Sanitary Structure
- BCRSD
- City Sanitary Line
- ▨ Parcels
- ▬ Columbia City Limit





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PRIVATE STREET
 PROPOSED SPRING
 PROPOSED TREE
 TYPICAL PUD LANDSCAPING

PARKING CALCULATIONS:

PARKING REQUIRED:

17 UNITS (SINGLE-FAMILY RESIDENCES)	2 SPACES / UNIT = 34 SPACES
TOTAL SPACES REQUIRED:	= 34 SPACES
TOTAL SPACES PROVIDED:	= 48 SPACES

NOTE: PROPOSED SPACES ARE CALCULATED BY 2 SPACES IN EACH TWO-CAR GARAGE AND 2 SPACES IN FRONT OF EACH TWO-CAR GARAGE.

DENSITY CALCULATIONS:	
PROP LOT AREA	3.86 ACRES
PROPOSED NUMBER OF UNITS	12
PROPOSED DENSITY	3.1N UNITS / ACRE
PROPOSED ZONING	R6-4.5

CALCULATIONS:	
AREA:	
TOTAL LOT AREA =	4.37 ACRES
TOTAL R/W DEDICATION =	0.81 ACRES
TOTAL NET LOT AREA =	3.56 ACRES
TOTAL PERVIOUS AREA =	104,470 S.F. (3.87 AC)

LANDSCAPE COMPLIANCE:	
TOTAL PARKING LOT & DRIVE AREA=	22,410 SQ. FT.
TREES REQUIRED @ 1 TREE/1000 SQ. FT. =	22 TREES
TOTAL TREES REQUIRED=	22 TREES
WETLAND TO LARGE TREES REQUIRED (30%)=	7 TREES
TOTAL TREES PROVIDED=	29 TREES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 4312, PAGES 153 AND 155 AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2064, PAGE 58 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

PUD PLAN
FOR
COBBLESTONE COTTAGES

A TRACT LOCATED IN SECTION 13, TOWNSHIP 47 NORTH, RANGE 13 WEST,
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #15-17

NOTES

14. ALL PUBLIC STREETS OR OUTSTANDING SHALL BE MINIMUM 8' WIDENESS. SIDEWALKS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 10 FEET AND SIDEWALKS OF VARIANTS EQUAL TO THE WIDTH OF THE STREET OR WIDER & GREATER THAN 10 FEET. THE STREET SHALL BE GREATER THAN 20 FEET.
15. PART OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN BY THE CITY OF COLUMBIA AS SHOWN BY FINAL FLOOD ZONIFICATION DATES MARCH 12, 2011.
16. THERE SHALL BE A 10 FEET BUFFER ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
17. WATERING USE REQUIREMENT TO BE DESIGNED BY OWNER USE.
18. WATER CONNECTIONS TO BE DESIGNED BY COLUMBIAN PUBLIC WATER SUPPLY DISTRICT #1 OF BOONE COUNTY.
19. ELECTRIC CONNECTIONS TO BE DESIGNED BY THE HOME ELECTRICAL CONTRACTOR.
20. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
21. THE EXISTING ZONING OF THIS TRACT IS R-1 & P-10 (FINDING RECOMMEND TO PL-2 C).
22. THIS PLAT CONTAINS 437 ACRES. SEE AREA CALCULATIONS FOR BREAKDOWN OF TOTAL LOT AREA.
23. A 1/2" STORMWATER SHALL BE CONSTRUCTED ADJACENT TO STATE ROUTE 4 & OLD PLANK ROAD TO THE EAST OF THE PLAT.
24. THE TRACT IS REGULATED BY THE STORM WATER REQUIREMENTS IN SECTION 10A-202 ARTICLE 1 OF THE CITY OF COLUMBIA CODE OF ORDINANCE AS SHOWN BY THE JUNCTION JURY CURRENTLY HAS NO UNRESTRICTED ACCESS SHALL BE ALLOWING UNITS BE ROSTER 4.
25. LOTS C1 - C4 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT ARE CURRENTLY MANAGED AS AGRICULTURE WITH PLANTING PASTURES, PASTURES, PASTURES, PASTURES, STORMWATER FEATURES, ETC. LOTS C1 - C4 SHALL BE ADDED TO THE HOME DESIGNATION.
26. THERE IS NO CUMULUS FLOOD AS DEMONSTRATED BY THE CITY OF COLUMBIA, LOCATED WITHIN THE LIMITS OF THIS TRACT.
27. THE ACCESS TO THIS DEVELOPMENT IS TO BE DEVELOPED IN PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
28. THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 30' MEASURED FROM THE STREET ADDRESS GRADE OF EACH BUILDING.
29. ALL BUILDINGS AND ROADS ARE SUBJECT TO STATE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
30. ALL STORM SEWER AND WATER QUALITY SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL REQUIREMENTS.
31. THE DEVELOPMENT SHALL HAVE ONE FIREWATER LINE AND THE SEWERAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SEWER DRAINAGE CHAPTER 23.
32. ALL LOTTING SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA LOTTING REGULATIONS.
33. ALL MAINTENANCE OF THE PRIVATE STREET SHALL ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ANY OTHER PROPERTY OWNERS. NO PRIVATE STREETS SHALL BE DEFERRED TO BE MAINTAINED BY THE CITY FOR MAINTENANCE UNTIL THEY HAVE BEEN DEDICATED TO KNOWLEDGE CITY OWNED FOR PUBLIC STREETS.
34. PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, A FINAL PLAT OF SUBDIVISION IS REQUIRED.

OWNERS:
MICHAEL & DEANNA TOMPKINS
BRETT & JENNIFER MCALLISTER &
SHAUN & FELICIA TOMPKINS
4000 S. HIGHWAY KK
COLUMBIA, MO 65203

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

24. Answer: 100%

OWNER / DEVELOPER:
TOMPKINS HOMES & DEVELOPMENT INC.
6000 S. HIGHWAY 101
COLUMBIA, MO 65203

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

PREPARED BY:


CROCKETT

ENVIRONMENTAL CONSULTANTS
1011 West Dublin Avenue
Durham, North Carolina 27701
(919) 487-4000

www.macheteengineering.com
 Dragan Engineering Consultants, Ltd.
 Student Certificate of Authenticity

1000-1704

OF MICHIGAN



TACD# 0. CROCKETT - PE-250400073

10/23/2014	ORIGINAL
11/17/2014	CITY COMMENTS
11/26/2014	CITY COMMENTS



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

Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
15-17	10/27/14	SMITH

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

1. The uses proposed.

All allowed uses in District R-3

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.

Dwellings shall be single-family detached, single-family attached, two-family, and multi-family. Maximum density

3. The maximum building height proposed.

35'

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.

5% existing vegetation

15% landscaping

Total: 20%

The following items only apply to PUD zoning requests:

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

Parking shall conform to the City of Columbia parking regulations.

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

Allowed amenities: Pool, clubhouse, shelter house.

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.

Minimal building setbacks shall be 20' from right-of-way lines

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


Signature of Applicant or Agent

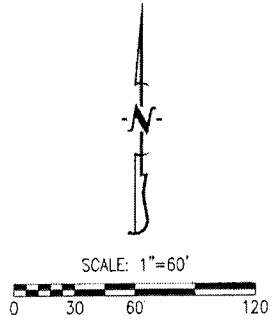
10/27/14
Date

THE GATES, PLAT 2

ADDITION PUD ZONING EXHIBIT
OCTOBER 27, 2014

R = 1462.39'
L = 21.06'
CH = N 76°17'40"E
21.06'

MISSOURI ROUTE K



P.O.B.

S 2°01'50"W 195.67'

S 86°18'25"E 95.48'

N 1°38'15"E
59.39'

S 65°42'55"W
52.98'

N 42°09'15"W 252.20'

154 ACRES

S 76°58'30"W 194.62'

N 56°19'55"W
52.75'

N 1°57'25"W
67.24'

S 23°34'00"W 250.13'

N 18°43'30"E 103.58'

N 9°15'20"W 277.64'

S 10°17'45"E 287.94'

OAK PARK, PLAT 2 RECORDED IN PLAT BOOK 46, PAGE 36

TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 4, 2014

Case No. 15-17

A request by Crockett Engineering Consultants (agent) on behalf of Thompkins Homes & Development, Inc. (owner) to rezone approximately 1.54 acres of property zoned R-1 (One-family Dwelling District) to PUD (Planned Unit Development) and to adopt a Statement of Intent, and for approval of a PUD development plan to be known as "Cobblestone Cottages", on 4.56 acres of land located at the southeast corner of the intersection of Route K and Old Plank Road.

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department.

Staff recommends:

Approval of the request to rezone 1.57 acres from R-1 to PUD-4; and

Approval of the PUD development plan for "Cobblestone Cottages".

MR. REICHLIN: Any questions of the staff? Mr. Lee?

MR. LEE: Yeah. This -- on the east side of this property, is that the creek you were talking about?

MR. SMITH: Yes.

MR. LEE: And the sidewalk will be built over the creek?

MR. SMITH: Correct.

MR. LEE: Okay. Thank you.

MR. REICHLIN: Mr. Strodtman, go ahead.

MR. STRODTMAN: On the application it mentions amenities: A pool, clubhouse and shelter house.

MR. SMITH: Uh-huh.

MR. STRODTMAN: Are those amenities planned? And, if so, can you tell us where they are?

MR. SMITH: The development plan does not reflect those. They are not required and they are not shown on the plan at this time.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Anybody else? I had a quick question. Just, in general, what would you suspect the average lot size is?

MR. SMITH: I believe -- and my -- what the applicant addresses, but I do believe they are 4,000 to 5,000-square-foot lot size. I'm going off the top of my head there, but I think -- felt that that was -- that's in that realm anyway. I know Mr. Crockett is here for the applicant, so he might be able to address that a little more specifically.

MR. REICHLIN: Thank you. Anybody else with a question of the staff? Seeing none. We'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: Here again, I don't see any particular organized opposition.

MR. CROCKETT: Sure. Mr. Reichlin, members of the Commission, my name is Tim Crockett, Crockett Engineering, 2608 North Stadium. I think Mr. Smith did a good job with the staff report. He was very comprehensive. There are a couple of items I would like to talk about briefly. As this Commission is aware, this project was rezoned here several months ago for PUD-4 for a smaller piece. At that time the conceptual sketch or the conceptual idea at that time was something more multi-family in nature -- a small multi-family development at this corner. Since that time we have went back and looked at it and the developer decided to do single-family because it is more fitting for the area and more conducive to what is already there. So with that being said, we have retooled and gone from a multi-family type of development to a single-family development. That's -- by doing that, it's has kind of broadened it out a little bit. We're not asking for any additional units than what was already approved from the original PUD plan. What we are asking for is allowing us to have a little more area in order to put these units on that piece. To answer your question, Mr. Reichlin -- I apologize. The question you had was we're going to need lot size.

MR. REICHLIN: Lot size. Yes.

MR. CROCKETT: Average lot size is about 6,500 square feet. So really it is just under the 7,000 minimum already in a single-family residential development, so it's not too far from that.

MR. REICHLIN: It's not too far.

MR. CROCKETT: So is there any other questions? I would be happy to answer them.

MR. REICHLIN: Any other questions of the staff -- I mean, this speaker?

MS. BURNS: The structure's approximate square footage, Mr. Crockett?

MR. CROCKETT: About 1,500 to 1,600 square feet.

MS. BURNS: Thank you.

MR. REICHLIN: Is it safe to assume that the intent is to have the -- is owner-occupied?

MR. CROCKETT: We want to reserve the right to do either/or. I think that is the desired intent is to have them owner-occupied. That is reasonable. We are setting them up on individual lots that we can convey if need be. It's like a zero-lot-line type development --

MR. REICHLIN: Uh-huh.

MR. CROCKETT: -- in a private setting. But we want to reserve the right that we can also own them and rent them as well.

MR. REICHLIN: Are there any other questions of this speaker?

MR. CROCKETT: Thank you.

MR. REICHLIN: Is there anybody else in the audience who cares to comment on this matter? Seeing no one. I'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please? Quiet bunch tonight.

MR. TILLOTSON: Well, do you have anything to say?

MR. REICHLIN: Go ahead, Mr. Tillotson.

MR. TILLOTSON: I'll make a motion to approve Case No. 15-17, a request by Crockett Engineering on behalf of Thompkins Homes & Development to rezone approximately 1.54 acres zoned R-1 to PUD and to adopt a Statement of Intent and for approval of a PUD development plan to be known as Cobblestone Cottages on 4.56 acres of land located on the southeast corner of the intersection of Route K and Old Plank Road.

MR. LEE: I will second.

MR. REICHLIN: That was Mr. Lee seconding. May we have a roll call, please.

MR. STRODTMAN: Yes, sir.

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

MR. STRODTMAN: Planning and Zoning's recommendation for approval will be forwarded to City Council.