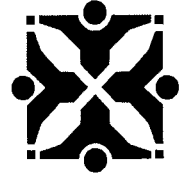


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 42-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 2/16/2015

**Re:** Bedford Walk Plat 9 PUD - Major Amendment to the PUD, SOI Revision (Case #15-44)

## Documents Included With This Agenda Item

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

**Supporting documentation includes:** Summary of Board/Commission Reports (includes maps, PUD plan, Statement of Intent, and excerpt from original SOI), Correspondence from Public, Excerpts from Minutes

## Executive Summary

Approval of this request will result in a major amendment to the "Bedford Walk Plat 9" PUD development plan and an amendment to the associated Statement of Intent.

## Discussion

The applicant, Engineering Surveys and Services, is requesting to amend the Bedford Walk Plat 9 PUD development plan and revise the Statement of Intent (SOI) associated with the property. The SOI revision proposes to eliminate the prescriptive requirement that "all" site amenities listed in Section VI of the original SOI be provided and substitute a list of similar amenities that the applicant could chose from as the site is improved. Staff would review the provided amenities at time of building permitting to confirm that any substitutions are consistent with the listed amenities.

The PUD plan is proposed to be revised as follows:

1. Addition of a walking trail in the southwest portion of the property, just north of Baurichter Drive. The area in question was previously planned as an unimproved, landscaped area. The planned revision would augment the landscaping along the boundary with the property directly west of the proposed trail location (addressed as 4010 Baurichter) in order to provide an additional buffer. The trail will also be required to be located at least 25 feet away from the right of way of Baurichter Drive, as well as from the residential property to the west.
2. Addition of a fence along the perimeter of the property to the south and west.
3. Change in the name of the private drive that bisects the site from Bodark Drive to Bailey Drive.

All the proposed plan revisions are supported by the adjacent Bedford Walk Homes Association (see attached correspondence). Staff has reviewed the requested revisions and supports the amendments to the PUD plan and the SOI.

At its meeting on February 5, 2015, the Planning and Zoning Commission voted unanimously (8-0) to

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



recommend approval of the major amendments to the PUD and the SOI revision. Mark Farnen, representative of the property owners, gave an overview of the request. Commissioners inquired about the trail's construction material, height of the fence, and potential access to the trail for neighboring residents. Mr. Farnen responded that both the property owners and neighboring residents indicated a desire for a fence that would preclude access to the trail for adjacent residents. No one from the public spoke during the meeting.

A copy of the Planning and Zoning Commission staff report (including maps, PUD plan, SOI, and excerpt from original SOI), correspondence from the public, and excerpts of the meeting's minutes are attached.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

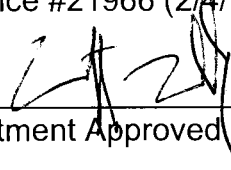
Comprehensive Plan Impact: Not Applicable

## Suggested Council Action

Approval of the major amendment to the "Bedford Walk Plat 9" PUD development plan, and approval of the revised Statement of Intent.

## Legislative History

Ordinance #21966 (2/4/14): Approved rezoning to PUD-14 and a PUD development plan.

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 42-15

### **AN ORDINANCE**

approving the PUD Plan Major Revision of Bedford Walk Plat 9 located on the southwest corner of Nifong Boulevard and Bethel Street; approving a revised statement of intent; 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 PUD Plan Major Revision of Bedford Walk Plat 9, dated January 21, 2015. The property is located on the southwest corner of Nifong Boulevard and Bethel Street and contains approximately 7.99 acres. The revision allows for the following:

1. Addition of a walking trail in the southwest portion of the property, just north of Baurichter Drive.
2. Addition of a fence along the property's south and west perimeters.
3. A change in the name of the private drive that bisects the site from "Bodark Drive" to "Bailey Drive."

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated January 21, 2015, attached hereto in substantially the same form as Exhibit A and made a part of this ordinance and replaces the statement of intent attached to Ordinance No. 021966 passed on February 3, 2014. The revised 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. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

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City Clerk

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Mayor and Presiding Officer

APPROVED AS TO FORM:

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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 #:	15-44	Submission Date:	1/21/15	Planner Assigned:	CES
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**Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:**

1. The uses proposed.

See Attached

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

See Attached

3. The maximum building height proposed.

See Attached

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.

See Attached

**The following items only apply to PUD zoning requests:**

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

See Attached

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

See Attached

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.

See Attached

**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

## **ATTACHMENT A TO STATEMENT OF INTENT**

### **PERMITTED USES FOR THE DEVELOPMENT AREA**

#### **I. Proposed Permitted Land Uses for Property within the Development Area:**

##### **1. Permitted Land Uses within the development area shall be the following:**

**1.1 Dwellings, one-family.**

**1.2 Apartment houses.**

**1.3 Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas all home occupations must meet the following restrictions:**

**a. A home occupation shall be incidental to the use of a dwelling unit for residential uses. No person other than a person residing at the dwelling unit shall be directly involved with or work in the home occupation. If the home occupation employs persons to work at other locations, the dwelling unit shall not be used as an assembly point for any employees who may work at sites outside of the dwelling.**

**b. No alteration of the residential appearance of the premises shall be made, including the creation of a separate entrance to the dwelling or utilization of an existing entrance exclusively for the home occupation.**

**c. No more than twenty (20) per cent of the total floor area of the dwelling unit and garage shall be devoted to the home occupation. A garage shall not be used for a home occupation if such use has the effect of eliminating required parking.**

**d. The home occupation shall be conducted entirely within the dwelling unit or garage and no stock in trade shall be displayed or visible outside, or stored outside of any building, nor shall any raw materials, tools or appliances or waste products be stored outside of any building.**

**e. Signs may be used for identification or advertisement of the home occupation but such signs must be attached flat to the structure, may not be larger than one square foot and may not be illuminated.**

**f. No power other than electric shall be used and no single machine shall draw more than one-half horsepower and not more than one horsepower total shall be used.**

**g. There shall not be conducted on the premises the business of selling stocks of merchandise, supplies, or products, provided that orders previously made by telephone or at a sales party may be filled on the premises; that is, direct sales of products off display shelves or racks is not allowed, but a person may pick up an order placed earlier as described above.**

h. The use shall not generate traffic in volumes greater than would normally be expected in a residential neighborhood. For purposes of this section, the normal volume of traffic generated by a single-family dwelling shall be defined as twelve vehicle trips to and/or from the dwelling unit per twenty-four-hour period. The use shall not use commercial or business vehicles to deliver finished products from the dwelling unit. All parking necessarily generated by the use shall be off the street in accordance with section 29-30 of Chapter 29 of the City's Code of Ordinances.

i. The use shall not produce noise, obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal sensory perception outside the structure.

j. No toxic, explosive, flammable, combustible, corrosive, radioactive or other restricted materials may be used or stored on the site.

k. All persons desiring to have a home occupation must first present appropriate plans to the building regulations supervisor detailing how the dwelling will be used or altered to accommodate the use. Thereafter, whenever any permit or license is to be renewed, the dwelling may be inspected to determine how it has been altered to accommodate the use.

Abatement. Any home occupation which does not comply with the above restrictions shall be brought into compliance within thirty (30) days of the notice of the deficiency. It shall be unlawful to fail to comply with the above restrictions after notice.

1.4 Public parks and playgrounds, including public recreation or service buildings within such parks.

1.5 A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.

1.6 Garage sales, under the following restrictions:

a. That a special permit is obtained from the city business license inspector according to section 13-20 of the City's Code of Ordinances.

b. That no more than two (2) garage sales per dwelling unit may be held on any lot in a residential zoning district in any calendar year. For any use other than a dwelling unit on a lot in a residential district, there shall be no more than two (2) such sales per calendar year by or on behalf of each separate group or organization which forms a part of the allowable zoning purpose of such other use (for example, a school band or athletic team). One additional sale per year shall be allowed under each of the following circumstances:

1. The sale occurs as a result of the resident of that lot moving from that lot to another dwelling; and
2. The sale is conducted by or through the estate or legal guardian of a resident of that lot.

c. Garage sales may be held only from 8:00 a.m. to sundown on weekdays and Saturdays, and from 9:00 a.m. to sundown on Sundays and holidays. No sale shall extend for more than two (2) consecutive days or any portion thereof.

SPECIFICALLY EXCLUDED USES FOR THE DEVELOPMENT AREA

Specifically excluded uses (uses which shall not be permitted) within the Development Area include the following:

- a. Fraternity or sorority houses and dormitories.
- b. Halfway houses.
- c. Group homes for foster care.
- d. Group homes for mentally or physically handicapped.
- e. Cemeteries.
- f. Private stables.
- g. Bed and Breakfast Establishments.
- h. Golf Courses.
- i. Private Lakes.
- j. Private outdoor swim and tennis clubs.
- k. Reservoirs, wells, water towers, filter beds, water supply plants, or water pumping stations
- l. Villas.
- m. Dwellings, two-family.
- n. Churches, mosques, and synagogues.
- o. Family day care homes, day care centers, preschool centers, nursery schools, child play care centers, child education centers, child experiment stations, or child development institutions.
- p. Attached single family dwellings.
- q. Public police and fire stations.



- r. Public administrative buildings.
- s. Public libraries.
- t. Public museums.
- u. Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, including gymnasiums and stadiums.
- v. Publicly owned and operated community buildings.
- w. Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit from the board.
- x. Adult day care home.
- y. Continuing Care Retirement Communities (CCRC).
- z. Reuse of places of public assembly.

## II. Building Areas and Units

### 2.1 Dwelling Units

- a. Type -- Multifamily Dwelling Units
- b. Maximum Number of Units = 109 Units
- c. Maximum Development Density = 14 Units/Acre
- d. Accessory buildings shall include storage facilities, garages, pergolas, and pavilions.

## III. Maximum Proposed Building Height

### 3.1 Building Height

- a. The maximum building height for buildings with more than 10 units shall be 45 feet.
- b. The maximum building height for all other buildings shall be 35 feet.

3.2 Building Height measurement shall be per Section 29-2 of the City Code of Ordinance.

## IV. Open Space

### 4.1 Minimum Percentage of Open Space

- a. Fifteen percent of the site shall be maintained as open space.
- b. 0.5 Acres of the site shall be preserved vegetation.

## V. Site Parking

### 5.1 Proposed Parking Spaces

- a. Parking shall be subject to the planned use of the property and follow the minimum parking ratio:
  - 1. Senior housing: 1.0 space/unit.
  - 3. Single family: 2.0 spaces/unit.
  - 4. All other permitted uses shall be in conformance with City of Columbia Code.

## VI. Site Amenities

### 6.1 Site Amenities shall be included with this development and may be similar to the following:

- \ a. Walking trails.
- b. Seating areas, courtyard, gardens, patios, etc.
- c. Barbeque pits.
- d. Fountains.
- e. Garages and covered parking.

## VII. Lot & Setback Requirements

### 7.1 Number of Lots and Lot Size

- a. The property shall not be subdivided into more than two lots for multifamily use.
- b. The minimum lot area for single family lots shall be at least 10,000 square feet.

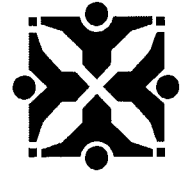
### 7.2 Yards & Setbacks

- a. There shall be a twenty-five (25) foot building setback from all perimeter property lines.
- b. Building separation shall be a minimum of 10 feet.
- c. Building setbacks from private streets shall be a minimum of 20 feet.
- d. All other internal setbacks shall be per the Final Development Plan.

VIII. Building Materials

8.1 The following represents the proposed building materials and the approximate percentages of the building materials to be used:

- a. Buildings with less than 10 units
  - 1. Stone: 15%; wainscot around entire building
  - 2. Brick: 15%; brick on garages above the stone wainscot
  - 3. Fiber Cement Siding: 70%
  - 4. 100% Fiber cement trim around windows and at all corners
  - 5. 100% Aluminum downspouts & gutters
  - 6. 100% Fiber cement fascia and vented soffit
  - 7. Architectural Shingles
  - 8. 100% Pre-cast window sills at all stone locations
- b. Buildings with 10 units or more
  - 1. Stone: 30%; miscellaneous around the entire building
  - 2. Brick: 30%; miscellaneous around the entire building
  - 3. Fiber Cement Siding: 40%
  - 4. 100% Fiber cement trim around windows and at all corners
  - 5. 100% Aluminum downspouts & gutters
  - 6. 100% Fiber cement fascia and vented soffit
  - 7. Architectural Shingles
  - 8. 100% Pre-cast window sills at all stone locations



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, PUD plan, Statement of Intent, and excerpt from original SOI), Correspondence from Public, Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 5, 2015**

**SUMMARY**

A request by Engineering Surveys and Services (applicant) on behalf of The Village of Bedford Walk, LLC (owner) for approval of a major amendment to the "Bedford Walk Plat 9" PUD development plan and an amendment to the associated Statement of Intent. The 7.77-acre subject site is located on the southwest corner of Nifong Boulevard and Bethel Street. **(Case #15-44)**

**DISCUSSION**

The applicant is requesting an amendment to a previously approved PUD development plat, known as "Bedford Walk Plat 9", and a revision to the Statement of Intent associated with the property. The revision to the Statement of Intent would change how amenities may be provided on site, and the requested major amendment includes the following specific amendments to the plan:

1. Addition of a walking trail in the southwest area of the property, near Baurichter Drive.
2. Addition of a perimeter fence along the south and west boundary of the property.
3. Change private drive name from "Bodark Drive" to "Bailey Drive"

The PUD plan was first approved in February 3, 2014, and allows for the construction of a 54 unit, 3-story multi-family building with assorted amenities on site for use by residents. The plan also permits the development of 9 single-story 4-plex buildings, and includes the preservation of existing trees and vegetation along the south and west boundaries. Since the original plan was approved, a subsequent minor amendment revised the 1-story buildings from 4-unit to 3-unit buildings, thereby reducing the overall density.

The requested SOI revision would only affect Section VI. (Site Amenities), which includes a list of amenities for the site. The original language included in the SOI (see attached SOI excerpt) required that the property owner provide all specific amenities listed in that section (e.g., walking trails, fountains, coy pond, etc.). The requested revision would still require that amenities be provided, but would eliminate some of the current uses and allow for the substitution of amenities that are similar to those uses listed. Staff would review the provided amenities at time of building permit review to confirm that any substitutions are consistent with the listed amenities.

The applicant is also requesting an amendment to the PUD plan for several revisions to the existing plan, one of which includes a substantial change to an amenity, and per Section 29-10(f)(7), can be considered a major amendment, requiring a public hearing. The applicant is proposing to install a walking trail in the southwest portion of the property, just north of Baurichter Drive. The area in question was previously planned as an unimproved, landscaped area. The planned revision would maintain the original landscaping, and would in fact augment the landscaping along the boundary with the property directly west of the proposed trail location (addressed as 4010 Baurichter) in order to provide an additional buffer. As shown on the attached landscaping plan, the area north of Baurichter Drive (including the trail) would also be screened significantly, consistent with the original landscaping plan. The trail will also be required to be located at least 25 feet away from the right of way of Baurichter Drive, as well as from the residential property to the west.

In addition to the walking trail, the applicant is further requesting the addition of a fence along the perimeter of the property to the south and west. Per the applicant, the design would be in the style of a

traditional wrought iron fence, with the majority of the fence open to light and air. To this end, a note has been added to the plan that prohibits the installation of any solid/opaque fence. It is staff's understanding that the fence has been included at the request of representatives of the Bedford Walk HOA, which represents the subdivision directly adjacent and south of the subject property. While the fence will be an aesthetic addition to the development and is supported by neighboring residents, staff notes that it will preclude the opportunity for a direct access to Baurichter Drive (and to the internal sidewalk system within Bedford Walk subdivision) for residents of the subject property. As it stands though, residents can still access Baurichter Drive by way of Nifong Boulevard, and therefore, staff does not object to the installation of the fence.

The final revision to the PUD plan is a change in name of the private drive from Bodark to Bailey Drive. Staff has reviewed the requested name change and finds no conflict with existing names.

Staff has reviewed the requested revisions and supports the amendments to the PUD plan and the SOI. Staff finds that the installation of the walking trail, while in proximity to an existing residence, would not have an undue adverse impact on the property due to the landscaped screen between the properties, installation of a fence, and the required 25-foot setback that the trail is subject to. All other revisions are found to be minor, and staff recommends approval.

### **RECOMMENDATION**

Approval of the major amendment to the "Bedford Walk Plat 9" PUD development plan, and approval of the revised Statement of Intent.

### **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Proposed "Bedford Walk Plat 9" PUD development plan
- Proposed SOI
- Excerpt from original SOI

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	7.99 acres
<b>Topography</b>	Sloping to the north
<b>Vegetation/Landscaping</b>	Minimal trees concentrated in preservation area
<b>Watershed/Drainage</b>	Mill Creek
<b>Existing structures</b>	None

### **HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	PUD-14 (Planning Unit Development)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1, Bedford Walk – Plat 9

### **UTILITIES & SERVICES**

All City services are available to the site.

## **ACCESS**

<b>Nifong Boulevard</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Major Arterial (unimproved & City-maintained). Adequate right of way previously dedicated. Sidewalk installation will be required.
<b>CIP projects</b>	6-10 year street improvement (proposed construction 2020)

<b>Bethel Street</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (Improved & City-maintained). Adequate right of way previously dedicated.
<b>CIP projects</b>	None.

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo-Bethel Park (1/4 mile south)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	Urban Trail/Pedway adjacent to site

## **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 January 13, 2015.

<b>Public information meeting recap</b>	Number of attendees: 4 Comments/concerns: Screening, fence, aesthetics
<b>Notified neighborhood association(s)</b>	Bedford Walk, Westchester Village
<b>Correspondence received</b>	None

Report prepared by Clint Smith; approved by Patrick Zenner





## 15-44: Bedford Walk Plat 9 PUD Major Amendment



City of Columbia Zoning



100-Year Flood Plain

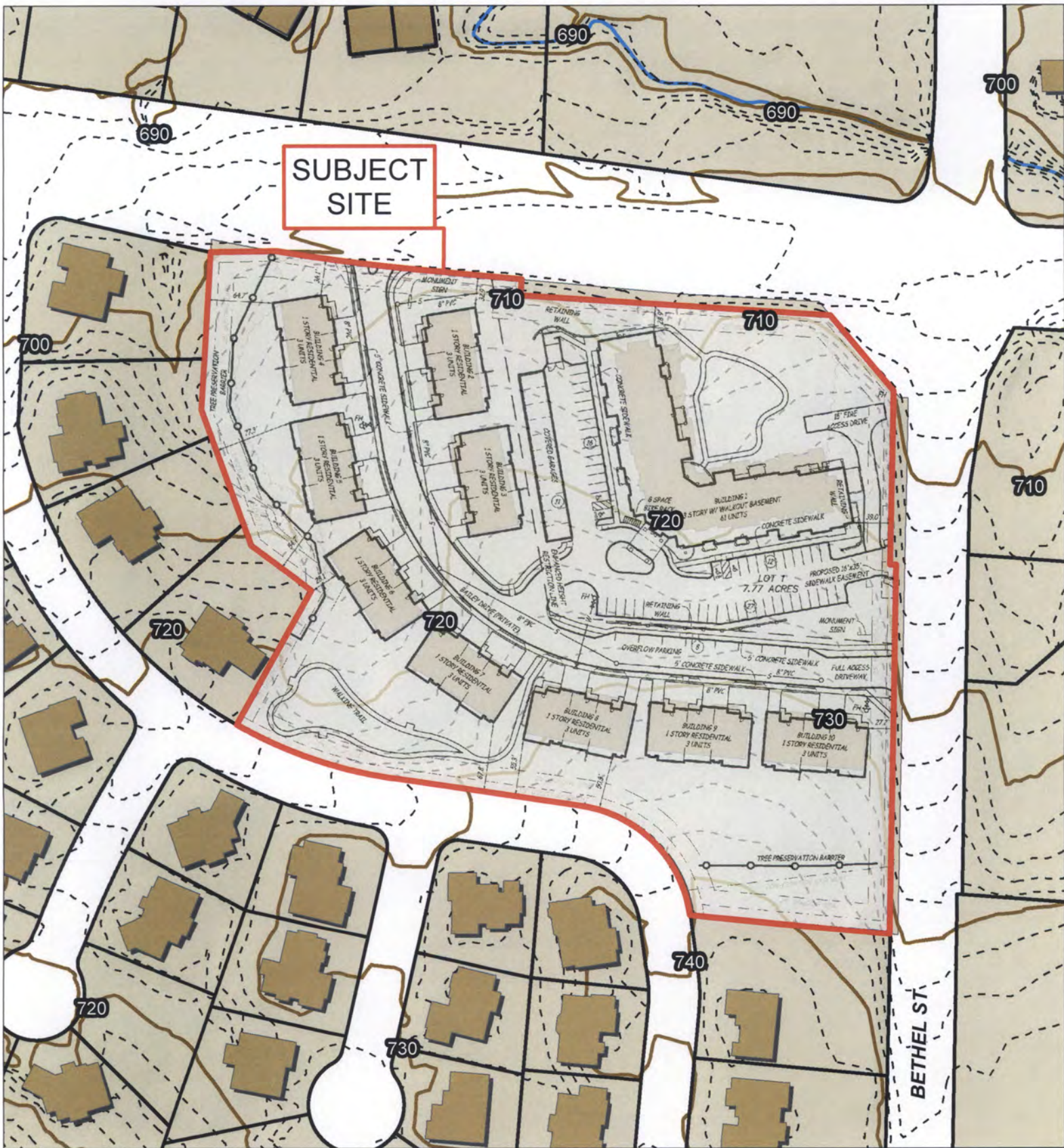


Parcels

Columbia City Limit







## 15-44: Bedford Walk Plat 9 PUD Major Amendment



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







## 15-44: Bedford Walk Plat 9 PUD Major Amendment



- City Sanitary Structure
- Private Sanitary Structure
- City Sanitary Line
- Private Sanitary Line

■ Building Footprint

■ Parcels



■ Columbia City Limit





SITE LOCATION MAP

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. NO UTILITY LOCATE WAS PERFORMED FOR THIS PROJECT AND UTILITIES WERE NOT MARKED IN THE FIELD.

CITY OF COLUMBIA WATER & LIGHT DEPARTMENT  
 P.O. BOX 6018  
 COLUMBIA, MISSOURI 65206  
 CONTACT: JOE STROGMAN 313-874-6306  
 8" ASPE ALONG WEST SIDE OF 26TH STREET  
 8" ASPE CROSSING 26TH STREET

**ELECTRIC**  
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT  
P.O. BOX 8015  
COLUMBIA, MISSOURI 65208  
CONTACT: GARY CLARK 573-874-7708  
AS SHOWN

GAS  
AMEREN MISSOURI  
2007 MADISON BOULEVARD  
COLUMBIA, MISSOURI 65201  
CONTACT: BRUCE DARR 573-676-3230  
8" PLASTIC ALONG NORTH SIDE OF HWY 66 BOULEVARD  
8" COATED STEEL ALONG NORTH SIDE OF HWY 66 BOULEVARD

TELECOMMUNICATIONS  
CENTRAL  
625 E. CHERRY STREET  
COLUMBIA, MISSOURI 65201  
CONTACT: JUDITH MAGEE 573-695-1001

MEDACOR  
 800 N. COLLEGE AVENUE  
 COLUMBIA, MISSOURI 65207  
 CONTACT: BOB BOWEN 573-443-1536  
 AT SHOW

**SANITARY SEWER**  
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT  
P.O. BOX 8010  
COLUMBIA, MISSOURI 65208  
CONTACT: STEVE HUNT 573-574-7200  
45 South

STORM SEWER  
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT  
P.O. BOX 8025  
COLUMBIA, MISSOURI 65208  
CONTACT: TOM WELLMAN 573-874-7290  
AT DOWNS

**PARKING NOTE**

REQUIRED PARKING	
SENIOR HOUSING	89 UNITS @ 1 SPACE/UNIT = 89 SPACES
	TOTAL REQUIRED = 89 SPACES
OFFICE PARKING	TOTAL REQUIRED = 8 SPACES

PROPOSED PARKING  
BUILDING 7 (57 UNITS)  
ACCESSIBLE SPACES = 4 SPACES  
STANDARD SPACES = 53 SPACES

	TOTAL PROVIDED	= 88 SPACES
	EXTRA	= 1.7 SPACES/UNIT
ONE SPACE		= 8 SPACES

BALANCE 2-10 (27 UNITS)	= 84 SPACES
GARAGE/DRIVWAY SPACES	= 8 SPACES
PARKING SPACES	= 67 SPACES
TOTAL PROVIDED	= 159 SPACES
RATIO	= 2.7 SPACES/UNIT

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**FENCING NOTE**

1. NO SOLID/OPaque FENCE SHALL BE PLACED ALONG BALDWIN DRIVE OR ADJACENT TO BEDFORD WALK NEIGHBORHOOD.

ADOPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ROBERT W. COLEMAN, M.D.

ATTEST: \_\_\_\_\_  
 2012-1-10 PM 01:01 CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION  
COLUMBIA, MISSOURI, ON \_\_\_\_\_

DR. RAGAN FUR, CHAFFETON

**SIGNAGE NOTE**

1. ALL BUILDING, MONUMENT, AND WALL ORNAMENT SHALL COMPLY WITH CHAPTER 23 OF THE CITY OF COLUMBIA ORDINANCES FOR A-3 ZONING.

## DEVELOPMENT NOTES

2. MAINWAY HEIGHT OF BUILDINGS WITH MORE THAN 10 UNITS SHALL BE 40 FEET, PLUS AN ADDITIONAL STOP FOR A WALKOUT.

1. BUILDINGS LOCATED SOUTH AND WEST OF THE "ENHANCED HEIGHT RESTRICTION LINE" SHALL BE

---

## SOLID WASTE NOTE

1. BUILDING 1: TRASH COLLECTION SHALL BE VIA MINI COMPACTOR.  
2. BUILDING 2-XO: TRASH COLLECTION SHALL BE CURBSIDE PICK UP.

**ZONING NOTE**

CURRENT PROPERTY ZONING - R-1  
PROPOSED PROPERTY ZONING - RUD-16  
PROPOSED DEVELOPMENT DENSITY - 12.9 UNITS/ACRE



BEARINGS ARE REFERENCED TO THE LINES OF THE  
SURVEY SHOWN ON BOOK 1284 PAGE 800

## MONUMENT LEGEND

ALL MOMENTS ARE POSITIVE  
UNLESS SHOWN TO BE NEGATIVE

LEGEND

	PROPERTY LINE
	ELECTRIC LINE
	TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	SHOCKED STEEL LINE
	STEAM POWER LINE
	GOV. LINE
	WATER LINE
	TRAIL & GRAVEL LINE
	DEEPER DRAIN
	LYING CONDUIT
	CONCRETE
	COPIED METAL PIPE
	PIPE JOINT
	ALUMINUM POLYETHYLENE PIPE
	STEEL GALVANIZED PIPE
	REINFORCED CONCRETE PIPE
	JOINTED CLAY PIPE
	WATER LINE
	TRAIL PRECIPITATION BURIED
	TRAIL CONTROL
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STEAM LINE
	PROPOSED FIRE HYDRANT & VALVE

## OWNER

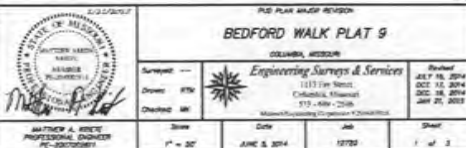
VILLAGE OF BEDFORD BRUX L  
 208 PEACH WAY  
 COLUMBIA, MO 65202

### PROPERTY DESCRIPTION

LOT 1 OF BEDFORD WALK PLAT 8 RECORDED IN PLAT  
BOOK 48 PAGE 20 OF BOONE COUNTY, MISSOURI

**SHEET INDEX**

1	FUD PLAN REVISION
2	FUD GRADING & DRAINAGE PLAN
3-7	LANDSCAPE PLAN





Legend	
City	
Flower, Perennial	
11	
9	
36	
4	
21	
75	
58	
10	
11	
14	
16	
45	
18	
144	
Shrub, Deciduous	
22	
1	
21	
4	
6	
2	
2	
10	
4	
6	
76	
11	
4	
Shrub, Evergreen Broadleaf	
114	
8	
12	
Shrub, Evergreen Conifer	
5	
16	
Tree, Deciduous	
3	
1	
29	
8	
1	
20	
5	
7	
36	
16	
Tree, Evergreen	
39	
7	
38	
2	



#### Section 28-25 Screening and Landscaping Requirements

##### (N) SCREENING AND LANDSCAPING REQUIREMENTS

1. A minimum of 10% of the total land area of any tract, parcel or lot shall be landscaped.

REQUIRED PROVIDED

Total site area = 338,825 SF ± 10% = 30,795 SF ± 100,000 SF

2. N/A

3. N/A

4. Paved areas exceeding 4,500 SF in area shall contain a minimum of 1 tree for every 4,500 SF of paved area.

REQUIRED PROVIDED

Total Paved Area = 79,418 SF ± 4,500 SF = 17.2 = 18 trees 10 trees

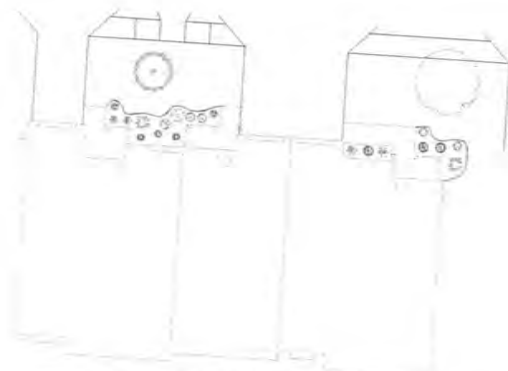
5. N/A

#### Notes:

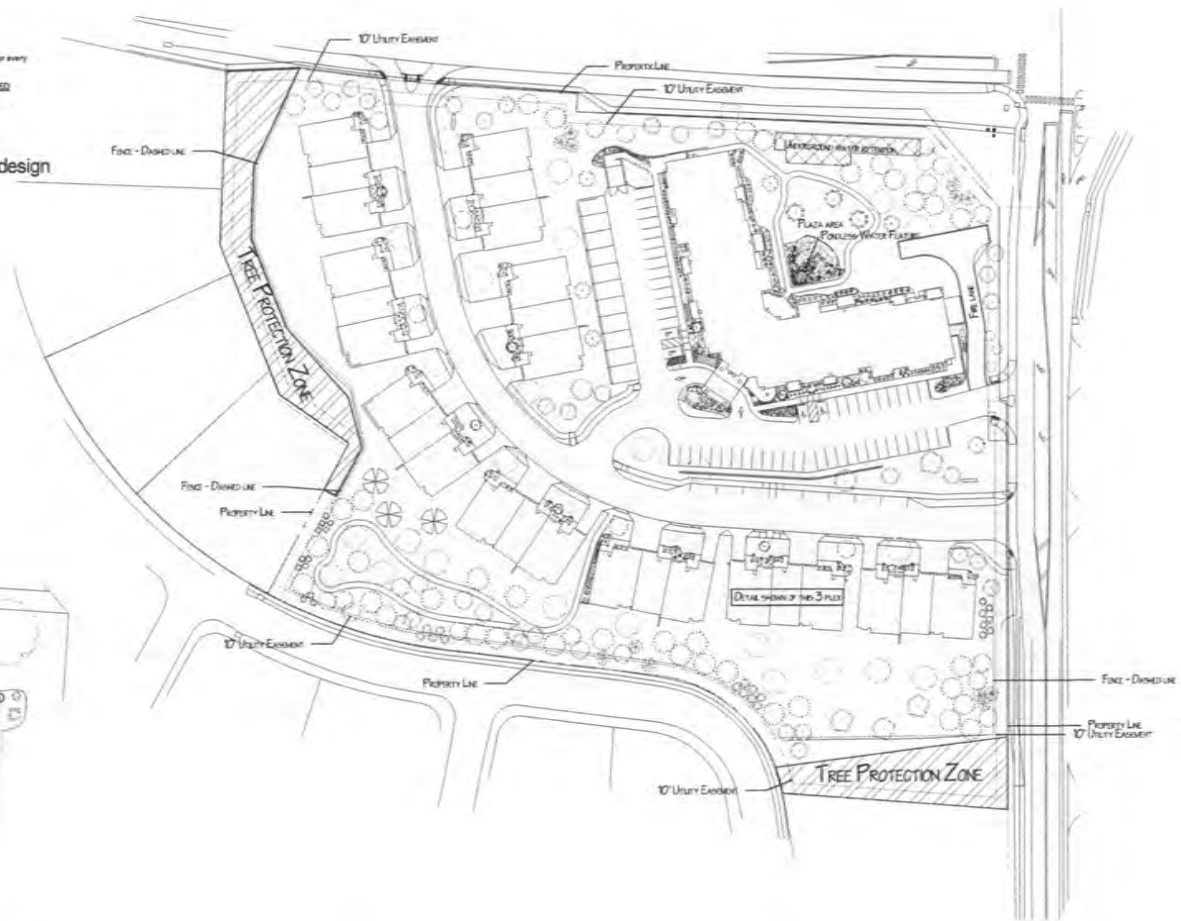
Plaza area is conceptual only, subject to change with final design

#### Notes:

1. All nursery stock shall conform to current American Standards for Nursery Stock ANSI Z60.1.
2. Minimum plant size for South property line buffer strip:
  - a. Medium to Large Deciduous shade trees shall be 3 inch caliper as measured 6 inches above ground.
  - b. Small Deciduous or Ornamental trees shall be 2 inch in caliper and 4 feet in height such as crabapple and redbud. Vitumnus prunifolium to be 4 feet in height.
  - c. Conifers shall be 3 feet in height.
  - d. Upright conifers shall be 8 ft in height.
3. Minimum plant size for rest of property ~~along~~ South property line buffer strip:
  - a. Medium to Large Deciduous shade trees shall be 2 inch caliper as measured 6 inches above ground.
  - b. Small Deciduous or Ornamental trees shall be 1 inch in caliper and 4 feet in height with exception of true dwarf species.
  - c. Conifers and upright conifers shall be 6 feet in height with exception of true dwarf species.
  - d. Shrubs deciduous and conifers shall be 2 gallon size.
  - e. Perennials shall be Quart size.
4. All trees saucers and plant mulch beds to be covered with 3-4" of hardwood bark mulch.
5. All bare soil areas not tree mulch saucers or plant mulch beds to be seeded or seeded per the specifications to provide complete coverage.
6. Proper planting techniques should be followed to provide adequate planting pit. Compacted soil and gravel shall be removed.



"Typical" Planting Detail of 3 plex not to scale



Revision #: 2

Date: 1/19/2015

Scale:

0" 1" = 50' 0"

Landscape Plan: 1

## Conceptual Plan Village of Bedford Walk

Landscape Design by: Dave Brakhane

**PrairieScapes**

2021 Kiowa Ave, Winterset, IA 50273 phone 515-493-6179

3 OF 3



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

## Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	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.

See Attached

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

See Attached

3. The maximum building height proposed.

See Attached

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.

See Attached

**The following items only apply to PUD zoning requests:**

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

See Attached

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

See Attached

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.

See Attached

**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

## ATTACHMENT A TO STATEMENT OF INTENT

### PERMITTED USES FOR THE DEVELOPMENT AREA

#### I. Proposed Permitted Land Uses for Property within the Development Area:

##### 1. Permitted Land Uses within the development area shall be the following:

1.1 Dwellings, one-family.

1.2 Apartment houses.

1.3 Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas all home occupations must meet the following restrictions:

a. A home occupation shall be incidental to the use of a dwelling unit for residential uses. No person other than a person residing at the dwelling unit shall be directly involved with or work in the home occupation. If the home occupation employs persons to work at other locations, the dwelling unit shall not be used as an assembly point for any employees who may work at sites outside of the dwelling.

b. No alteration of the residential appearance of the premises shall be made, including the creation of a separate entrance to the dwelling or utilization of an existing entrance exclusively for the home occupation.

c. No more than twenty (20) per cent of the total floor area of the dwelling unit and garage shall be devoted to the home occupation. A garage shall not be used for a home occupation if such use has the effect of eliminating required parking.

d. The home occupation shall be conducted entirely within the dwelling unit or garage and no stock in trade shall be displayed or visible outside, or stored outside of any building, nor shall any raw materials, tools or appliances or waste products be stored outside of any building.

e. Signs may be used for identification or advertisement of the home occupation but such signs must be attached flat to the structure, may not be larger than one square foot and may not be illuminated.

f. No power other than electric shall be used and no single machine shall draw more than one-half horsepower and not more than one horsepower total shall be used.

g. There shall not be conducted on the premises the business of selling stocks of merchandise, supplies, or products, provided that orders previously made by telephone or at a sales party may be filled on the premises; that is, direct sales of products off display shelves or racks is not allowed, but a person may pick up an order placed earlier as described above.

h. The use shall not generate traffic in volumes greater than would normally be expected in a residential neighborhood. For purposes of this section, the normal volume of traffic generated by a single-family dwelling shall be defined as twelve vehicle trips to and/or from the dwelling unit per twenty-four-hour period. The use shall not use commercial or business vehicles to deliver finished products from the dwelling unit. All parking necessarily generated by the use shall be off the street in accordance with section 29-30 of Chapter 29 of the City's Code of Ordinances.

i. The use shall not produce noise, obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal sensory perception outside the structure.

j. No toxic, explosive, flammable, combustible, corrosive, radioactive or other restricted materials may be used or stored on the site.

k. All persons desiring to have a home occupation must first present appropriate plans to the building regulations supervisor detailing how the dwelling will be used or altered to accommodate the use. Thereafter, whenever any permit or license is to be renewed, the dwelling may be inspected to determine how it has been altered to accommodate the use.

Abatement. Any home occupation which does not comply with the above restrictions shall be brought into compliance within thirty (30) days of the notice of the deficiency. It shall be unlawful to fail to comply with the above restrictions after notice.

1.4 Public parks and playgrounds, including public recreation or service buildings within such parks.

1.5 A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.

1.6 Garage sales, under the following restrictions:

a. That a special permit is obtained from the city business license inspector according to section 13-20 of the City's Code of Ordinances.

b. That no more than two (2) garage sales per dwelling unit may be held on any lot in a residential zoning district in any calendar year. For any use other than a dwelling unit on a lot in a residential district, there shall be no more than two (2) such sales per calendar year by or on behalf of each separate group or organization which forms a part of the allowable zoning purpose of such other use (for example, a school band or athletic team). One additional sale per year shall be allowed under each of the following circumstances:

1. The sale occurs as a result of the resident of that lot moving from that lot to another dwelling; and
2. The sale is conducted by or through the estate or legal guardian of a resident of that lot.



c. Garage sales may be held only from 8:00 a.m. to sundown on weekdays and Saturdays, and from 9:00 a.m. to sundown on Sundays and holidays. No sale shall extend for more than two (2) consecutive days or any portion thereof.

#### SPECIFICALLY EXCLUDED USES FOR THE DEVELOPMENT AREA

Specifically excluded uses (uses which shall not be permitted) within the Development Area include the following:

- a. Fraternity or sorority houses and dormitories.
- b. Halfway houses.
- c. Group homes for foster care.
- d. Group homes for mentally or physically handicapped.
- e. Cemeteries.
- f. Private stables.
- g. Bed and Breakfast Establishments.
- h. Golf Courses.
- i. Private Lakes.
- j. Private outdoor swim and tennis clubs.
- k. Reservoirs, wells, water towers, filter beds, water supply plants, or water pumping stations
- l. Villas.
- m. Dwellings, two-family.
- n. Churches, mosques, and synagogues.
- o. Family day care homes, day care centers, preschool centers, nursery schools, child play care centers, child education centers, child experiment stations, or child development institutions.
- p. Attached single family dwellings.
- q. Public police and fire stations.

- r. Public administrative buildings.
- s. Public libraries.
- t. Public museums.
- u. Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, including gymnasiums and stadiums.
- v. Publicly owned and operated community buildings.
- w. Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit from the board.
- x. Adult day care home.
- y. Continuing Care Retirement Communities (CCRC).
- z. Reuse of places of public assembly.

## II. Building Areas and Units

### 2.1 Dwelling Units

- a. Type – Multifamily Dwelling Units
- b. Maximum Number of Units = 109 Units
- c. Maximum Development Density = 14 Units/Acre
- d. Accessory buildings shall include storage facilities, garages, pergolas, and pavilions.

## III. Maximum Proposed Building Height

### 3.1 Building Height

- a. The maximum building height for buildings with more than 10 units shall be 45 feet.
- b. The maximum building height for all other buildings shall be 35 feet.

3.2 Building Height measurement shall be per Section 29-2 of the City Code of Ordinance.

## IV. Open Space

### 4.1 Minimum Percentage of Open Space

- a. Fifteen percent of the site shall be maintained as open space.
- b. 0.5 Acres of the site shall be preserved vegetation.

V. Site Parking

5.1 Proposed Parking Spaces

- a. Parking shall be subject to the planned use of the property and follow the minimum parking ratio:
  - 1. Senior housing: 1.0 space/unit.
  - 3. Single family: 2.0 spaces/unit.
  - 4. All other permitted uses shall be in conformance with City of Columbia Code.

VI. Site Amenities

6.1 Site Amenities shall be included with this development and may be similar to the following:

- a. Walking trails.
- b. Seating areas, courtyard, gardens, patios, etc.
- c. Barbeque pits.
- d. Fountains.
- e. Garages and covered parking.

VII. Lot & Setback Requirements

7.1 Number of Lots and Lot Size

- a. The property shall not be subdivided into more than two lots for multifamily use.
- b. The minimum lot area for single family lots shall be at least 10,000 square feet.

7.2 Yards & Setbacks

- a. There shall be a twenty-five (25) foot building setback from all perimeter property lines.
- b. Building separation shall be a minimum of 10 feet.
- c. Building setbacks from private streets shall be a minimum of 20 feet.
- d. All other internal setbacks shall be per the Final Development Plan.

VIII. Building Materials

8.1 The following represents the proposed building materials and the approximate percentages of the building materials to be used:

- a. Buildings with less than 10 units
  - 1. Stone: 15%; wainscot around entire building
  - 2. Brick: 15%; brick on garages above the stone wainscot
  - 3. Fiber Cement Siding: 70%
  - 4. 100% Fiber cement trim around windows and at all corners
  - 5. 100% Aluminum downspouts & gutters
  - 6. 100% Fiber cement fascia and vented soffit
  - 7. Architectural Shingles
  - 8. 100% Pre-cast window sills at all stone locations
- b. Buildings with 10 units or more
  - 1. Stone: 30%; miscellaneous around the entire building
  - 2. Brick: 30%; miscellaneous around the entire building
  - 3. Fiber Cement Siding: 40%
  - 4. 100% Fiber cement trim around windows and at all corners
  - 5. 100% Aluminum downspouts & gutters
  - 6. 100% Fiber cement fascia and vented soffit
  - 7. Architectural Shingles
  - 8. 100% Pre-cast window sills at all stone locations

**APPROVED**

- b. 0.5 Acres of the site shall be preserved vegetation.

V. Site Parking

5.1 Proposed Parking Spaces

- a. Parking shall be subject to the planned use of the property and follow the minimum parking ratio:

- 1. Senior housing: 1.0 space/unit.
- 3. Single family: 2.0 spaces/unit.
- 4. All other permitted uses shall be in conformance with City of Columbia Code.

VI. Site Amenities

6.1 Site Amenities within the development area shall be the following:

- a. Walking trails.
- b. Putting greens.
- c. Koy pond.
- d. Seating areas, courtyard, gardens, patios, etc.
- e. Barbeque pits.
- f. Gazebo.
- g. Fountains.
- h. Garages and covered parking.

VII. Lot & Setback Requirements

7.1 Number of Lots and Lot Size

- a. The property shall not be subdivided into more than two lots for multifamily use.
- b. The minimum lot area for single family lots shall be at least 10,000 square feet.

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- a. There shall be a twenty-five (25) foot building setback from all perimeter property lines.
- b. Building separation shall be a minimum of 10 feet.
- c. Building setbacks from private streets shall be a minimum of 20 feet.

# Bedford Walk Homes Association

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Post Office Box 1695  
Columbia, MO  
65205

February 4, 2015

Planning & Zoning Commission  
c/o Patrick Zenner  
8<sup>th</sup> & Broadway  
Columbia MO 65203

RE: Case 15-44  
Village of Bedford Walk

Dear Commissioners:

This letter is written to express the support of Bedford Walk Homes Association for the proposed amendment to the plans for Village of Bedford Walk.

The developer's representatives have met with the homeowners to review and discuss the proposed changes which include a walking path, a fence and changing a street name. The association has no objections to these changes and sincerely appreciates the developer's willingness to work with and communicate with the association about the neighboring development.

Sincerely,

*Jennifer James*  
President  
Board of Directors

CC: Mark Farnen

## **EXCERPTS**

### **PLANNING AND ZONING COMMISSION MEETING**

**FEBRUARY 5, 2015**

#### **V) PUBLIC HEARINGS**

##### **Case No. 15-44**

**A request by Engineering Surveys and Services (applicant) on behalf of The Village of Bedford Walk, LLC (owner) for approval of a major amendment to the "Bedford Walk Plat 9" PUD development plan and an amendment to the associated Statement of Intent. The 7.77-acre subject site is located on the southwest corner of Nifong Boulevard and Bethel Street.**

DR. PURI: May we have staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the major amendment to the "Bedford Walk Plat 9" PUD development plan and approval of the revised Statement of Intent.

DR. PURI: Commissioners, any questions of the staff? Go ahead.

MS. BURNS: Mr. Smith –

MR. SMITH: Yes.

MS. BURNS: -- previously there was not a fence on this area. Correct?

MR. SMITH: Right.

MS. BURNS: How high has the applicant stated that the fence might be?

MR. SMITH: I believe they were going for six feet, but I think they would be permitted basically what would be permitted in a typical residential area. The style that they have suggested is a wrought iron kind of an open style which is more amenable to staff anyway than a closed solid fence which -- there was a note on the original PUD that prohibited solid fences, so there was at some point some discussion about fences, but it was not actually added to the plan per se. So they are taking a step to adding it to the plan to ensure that it is installed.

MS. BURNS: Thank you.

DR. PURI: Commissioners, any other questions of the staff? Mr. Strodtman?

MR. STRODTMAN: What type of material is the trail made of?

MR. SMITH: You know, I don't have that information. I believe it's -- it's a -- would be a concrete trail from our discussions, but I don't think it specified specifically on the plans.

MR. STRODTMAN: Thank you.

DR. PURI: Any other questions, Commissioners?

#### **OPEN PUBLIC HEARING**

DR. PURI: All right. The public hearing item is open to the floor. Anybody wanting to speak on this matter, please approach the podium. Three minutes. State your name, address.

MR. FARNEN: My name is Mark Farnen, 103 East Brandon. I'm here on behalf of JES

Properties, who is the developer of this. We have made these requests and have met with the neighbors both at the public information hearing where the issue about the fence was brought to light, and we did see the notation on the corner of the plans that said no opaque fence shall be installed, but then we didn't show the fence. And the neighbors saw that, and they said we felt there was going to be a fence there. We said we're amendable to that. We want to do it, they wanted to do it, and so we added that to our request. The trail is concrete, to address the question that was asked earlier. As I mentioned, we did meet with the neighbors both at the public information meeting, and then subsequently this Tuesday evening with the board of directors of the neighborhood association, and they issued a letter of support in behalf of this project and these changes. Two members of Bedford Walk are here tonight and would echo those sentiments that were placed in this. We want to thank them for being nice to work with. Sometimes these things can get pretty sketchy and this was a pretty good experience for them and us, I think. We also have Matt Kriete from ESS, who is here and can address any questions that you may have about the engineering, the fence location, or those sorts of things. And I would be happy to answer any additional questions you may have at this time.

DR. PURI: Commissioners, any questions of this speaker? Mr. Lee?

MR. LEE: Mr. Farnen, does -- will the neighborhood have access to the walking trail?

MR. FARNEN: No, they won't, not directly. The idea in all of the discussions that we had from the very outset -- and I was at each of those meetings -- the idea was to not have that interconnectivity. That was -- that was something that was asked for by the neighborhood association. That's why we don't have streets that connect to Baurichter or that flow through. There was also the question when they showed the picture earlier, there is some little bit of deep -- and at some points there could be some places where there was a fear that kids playing in the neighborhood would run out in there and then fall over the edge of the cliff. And not quite that dramatic, but there -- that was why the fence, the separation, and that was indicated and preferred by both sides. We said yeah, we would be happy to do that. They said, yeah, we would prefer to do that. You still could access the neighborhood by walking out to Bethel and even just walk up the sidewalk and go into the neighborhood and that sort of thing, but it was designed more to be an amenity for the people in this development as opposed to an open neighborhood trail and there is no trail system that connects to it directly, so it was a preference of both sides.

MR. LEE: Thank you.

DR. PURI: Any other questions, Commissioners, of this speaker? Seeing none, thank you.

MR. FARNEN: Thank you.

DR. PURI: Anyone else wishing to speak on this? Seeing no one.

#### **PUBLIC HEARING CLOSED**

DR. PURI: Commissioners, discussion? Mr. Reichlin?

MR. REICHLIN: I just want to take this opportunity to express my pleasure in the motif selected for the exteriors of the buildings that are under construction right now. I think it's more than what was anticipated and that's always a nice thing, and at the same time, thank the residents of the Bedford Walk community for their agreeing to these changes. I intend to support it.



DR. PURI: Mr. Lee?

MR. LEE: I just -- I intend to support the project, but I would prefer that the neighborhood have access and it could be accommodated, at least walk outside of the streets of Bedford Walk, but that's just a personal preference of mine.

MR. TILLOTSON: I have nothing to say.

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: I'm going to support it, so I would just go ahead and make a motion to approve Case 15-44 with the recommendations of the staff.

MR. STRODTMAN: Second.

DR. PURI: Mr. Tillotson makes a motion. Mr. Strodtman seconds. May we have roll call, please.

MR. STRODTMAN: Yes, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson. Motion carries 8-0.**

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