

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

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

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

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

Council Bill No. B 1-07

**AN ORDINANCE**

approving the C-P Development Plan of Old Hawthorne Clubhouse; approving less stringent screening requirements; 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 C-P Development Plan of Old Hawthorne Clubhouse, dated November, 2006, located north of State Route WW and east of South Cedar Grove Boulevard. The Director of Planning and Development shall use the design parameters set forth in "Exhibit A" which is attached to and made a part of this ordinance as guidance when considering any future revisions to the C-P Development Plan.

SECTION 2. The City Council approves less stringent screening requirements than those set forth in Section 29-17(d)(6) of the Zoning Regulations so that landscape screening shall not be required adjacent to the R-1, PUD-6 and PUD-10 zoned areas.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

**REGISTERED PROFESSIONAL ENGINEERS:**

Bill R. Crockett  
Timothy D. Crockett  
Christopher M. Sander  
Nathan T. Eckhoff

**CROCKETT ENGINEERING CONSULTANTS, LLC**

2608 N. Stadium Blvd.  
Columbia, Missouri 65202  
Phone: 573-447-0292  
Fax: 573-447-3981  
Email: crockett@crockettengineering.com

**PROFESSIONAL LAND SURVEYORS:**

Bill R. Crockett  
Christopher M. Sander

October 30, 2006

Chuck Bondra  
Planning and Development Department  
PO Box 6015  
Columbia, MO 65205

Chuck:

Below please find the design parameters for the Old Hawthorne Clubhouse C-P Plan.

- a. The minimum distance between any building and any adjacent property line or street right-of-way shall be 25 feet.
- b. 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 shall be 6 feet.
- c. The maximum number of freestanding signs on the site shall be zero.
- d. The minimum percentage of the site to be maintained in open space shall be fifty percent (50%).
- e. The maximum height of light poles shall be 16 feet with an <sup>acorn</sup>~~across~~ style fixture <sup>5</sup> mounted on top. The maximum number of light poles shall be 28.

Should you have questions, please call.

Sincerely,

Crockett Engineering Consultants, LLC



Tim Crockett, PE

RECEIVED  
NOV 08 2006  
PLANNING DEPT.

Source

Timothy Teddy

**TO:** City Council  
**FROM:** City Manager and Staff  
**DATE:** December 22, 2006



**RE:** A request by Old Hawthorne Golf Club, LLC for approval of a C-P development plan to be known as "Old Hawthorne Clubhouse." The subject property, which is approximately 8.56 acres in size, is located north of State Route WW and east of S. Cedar Grove Boulevard. The proposal would allow for conversion of the existing residential structure on the site to a 14,950 square foot clubhouse. (Case 33-CP-06)



Fiscal Impact

YES



This proposal includes a request for a variance to Section 29-17(d)(6) of the Zoning Regulations, which requires a landscape screen between C-P-zoned and residentially-zoned districts.

EXECUTIVE SUMMARY

Other Info.

The proposal would allow for expansion of the existing residential structure on the site to a 14,950 square foot golf clubhouse. Maximum building height would be 35 feet.

At its meeting of December 21, 2006, the Planning and Zoning Commission voted 7-0, with one Commissioner abstaining, to recommend approval of the proposed C-P development plan and the landscape screening variance.

No one from the public spoke in opposition to the proposal.

A staff report, locator map, reduced copies of the plan and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of the proposed C-P development plan and the landscape screening variance.

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
DECEMBER 21, 2006**

**ITEM NO.** 33-CP-06

**NAME OF DEVELOPMENT**

Old Hawthorne Clubhouse - C-P Development Plan

Note: This proposal includes a request for a variance to Section 29-17(d)(6) of the Zoning Regulations, which requires a landscape screen between C-P-zoned and residentially-zoned districts.

**LOCATION**

Generally north of State Route WW and east of N. Cedar Grove Boulevard

**PROPERTY SIZE**

Approximately 8.56 acres

**EXISTING ZONING**

C-P (Planned Business District)

**HISTORY**

The subject property was annexed into the City in 2005 and was zoned a combination of C-P, R-1, PUD-6 and PUD-10. A request to change the R-1 and PUD-6/10 portions to C-P is pending City Council action on January 2, 2007.

**GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT**

The proposal would allow for expansion of the existing residential structure on the site to a 14,950 square foot golf clubhouse. Maximum building height would be 35 feet.

**EXISTING CONDITIONS**

	<u>ZONING</u>	<u>LAND USE</u>
SITE	C-P	Large, old residential structure

NORTH	R-1 & PUD-10	Undeveloped
SOUTH	R-1 & PUD-6	Undeveloped
EAST	PUD-6	Undeveloped
WEST	PUD-10	Undeveloped

### **ACCESS**

The site has no street frontage and takes its access off an existing driveway running northward from State Route WW, a MoDot-maintained minor arterial street. Internal access will be by means of private drives with adjoining parking areas. Staff has identified no access problems with this proposal.

### **PEDESTRIAN CIRCULATION**

Since this will be a golf course clubhouse, pedestrian traffic will utilize driveways and golf cart paths within the development.

### **ON-SITE PARKING**

184 vehicle parking spaces are required. 211 spaces are shown on the plan. Twelve bicycle parking spaces are required and are shown on the plan.

### **PUBLIC UTILITIES**

The site is served by Boone Electric Cooperative and Public Water Supply District No. 9. A City sanitary sewer line is available to the site.

### **FIRE PROTECTION SERVICE**

This commercial facility will be served by the Boone County Fire Protection District.

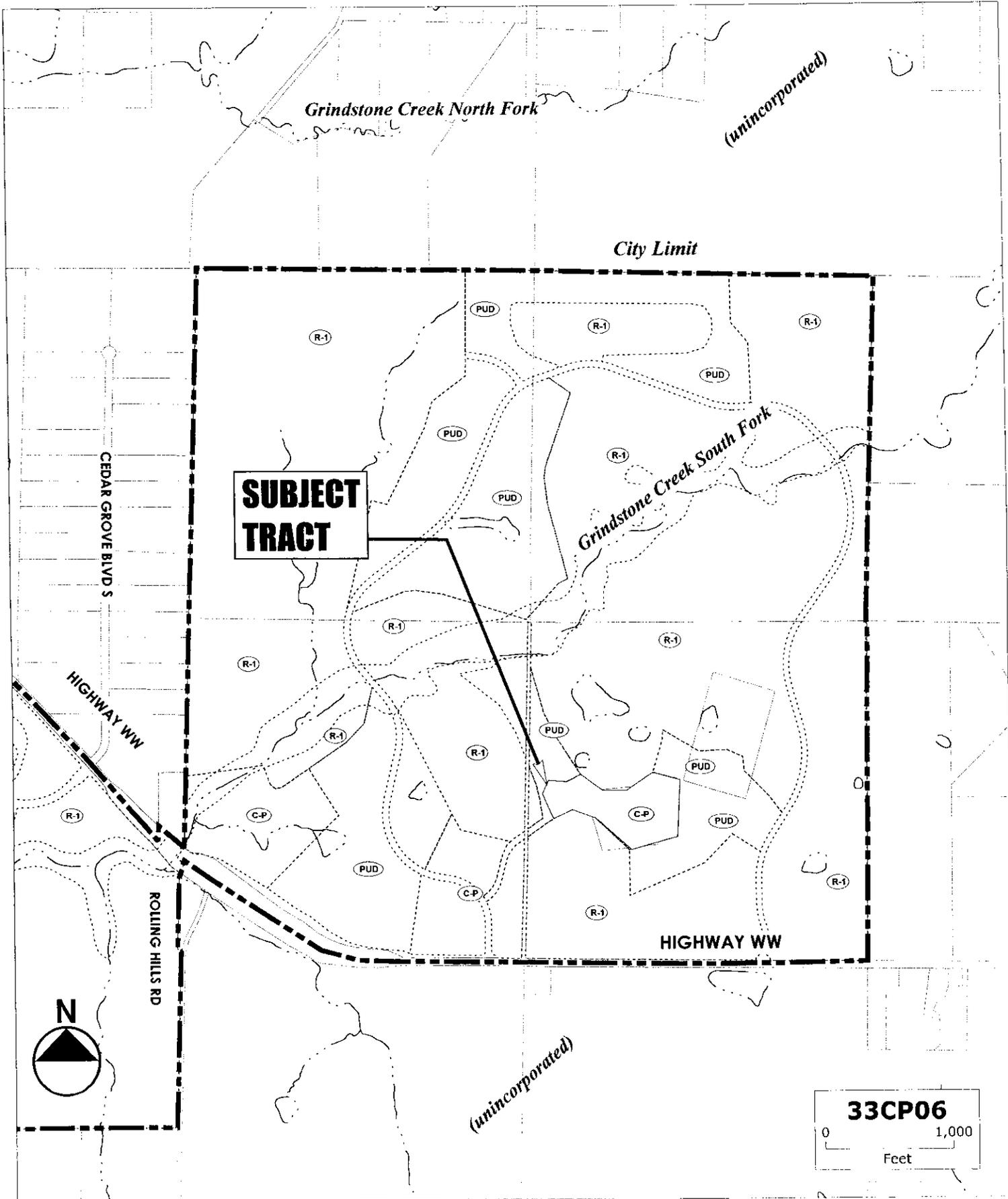
### **SITE CHARACTERISTICS**

The subject site contains a large old residential structure and is being developed as a clubhouse facility in conjunction with development of a private golf course. There are some scattered trees on the site. The site is in the Grindstone Creek drainage basin.

### **LANDSCAPING/STORM WATER MANAGEMENT**

Landscaping and storm water management plans have been approved by the Public Works Department. The plan shows that 63 percent of the site will be in open space.





**SUBJECT TRACT**



**33CP06**  
0 1,000  
Feet

**REGISTERED PROFESSIONAL  
ENGINEERS:**

Bill R. Crockett  
Timothy D. Crockett  
Christopher M. Sander  
Nathan T. Eckhoff

**C  
E  
C** **CROCKETT  
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SURVEYORS:**

Bill R. Crockett  
Christopher M. Sander

October 30, 2006

Chuck Bondra  
Planning and Development Department  
PO Box 6015  
Columbia, MO 65205

Chuck:

Herewith please find twelve copies of the C-P Plan for the Clubhouse at Old Hawthorne. I believe that this C-P Plan is self-explanatory. Please distribute it to staff for their review. I have also included with this submittal the Design Parameters for your review.

We would also like to ask for a variance to Section 29-17(d)(6) of the Zoning Regulations with respect to screening neighboring residentially zoned areas. We feel that this variance is justified since my client owns all of the neighboring property to this C-P development. Most of the property is used as a golf course with the remaining being undeveloped and zoned PUD. We feel that the impacts on the neighboring properties are minimal and therefore ask for your favorable consideration of this variance.

Should you have questions, please feel free to call me.

Sincerely,

Crockett Engineering Consultants, LLC



Tim Crockett, PE

**RECEIVED**

**NOV 08 2006**

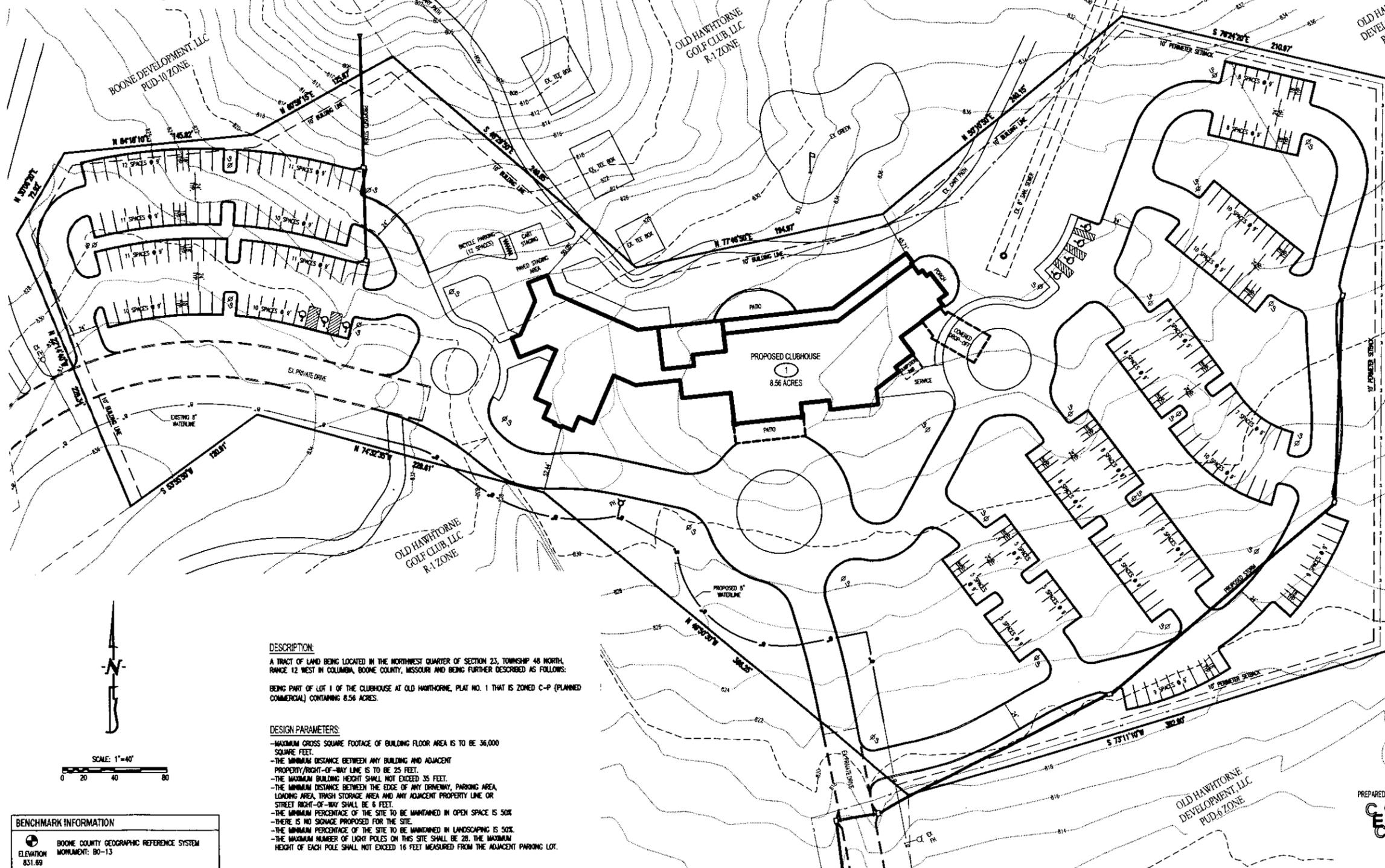
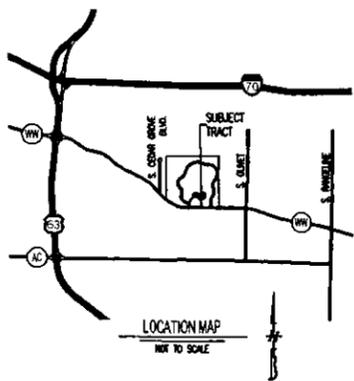
**PLANNING DEPT.**

# C - P PLAN OLD HAWTHORNE CLUBHOUSE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
NOVEMBER, 2006

OWNER/DEVELOPER:  
OLD HAWTHORNE GOLF CLUB, LLC.  
2604 NORTH STADIUM BLVD.  
COLUMBIA, MO 65202

RECEIVED  
DEC 20 2006  
PLANNING DEPT.



PARKING CALCULATIONS:	
GOLF COURSE @ 4 SPACES PER HOLE:	72 SPACES
COMMERCIAL: 1,850 SQ. FT. @ 1 SPACE PER 150 SQ. FT.:	11 SPACES
OFFICE: 4,800 SQ. FT. @ 1 SPACE PER 300 SQ. FT.:	16 SPACES
RESTAURANT: 8,500 SQ. FT. @ 1 SPACE PER 100 SQ. FT.:	85 SPACES
<b>TOTAL NUMBER OF SPACES REQUIRED:</b>	<b>184 SPACES</b>
<b>TOTAL NUMBER OF SPACES PROPOSED:</b>	<b>211 SPACES</b>
<b>TOTAL NUMBER OF HANDICAP SPACES REQUIRED:</b>	<b>7 SPACES</b>
<b>TOTAL NUMBER OF HANDICAP SPACES PROPOSED:</b>	<b>7 SPACES</b>

**NOTES:**

THIS TRACT CONTAINS 8.56 ACRES.

THIS TRACT IS CURRENTLY ZONED C-P, PUD-6, PUD-10, & R-1 (PENDING REZONING TO C-P).

NO PART OF THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA.

THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING IS 35'.

**SIGN & LIGHTING DETAILS:**

ACORN STYLE FEATURE MOUNTED ON 16' (MAX.) POLE.  
BULB WATTAGE AT 150 (MAX.) WATTS.

NOTE: THERE IS NO PROPOSED SIGNAGE FOR THIS SITE, EXCEPT DIRECTIONAL AND WALL SIGNS WHICH WILL COMPLY WITH ALLOWANCES IN DISTRICT C-3.

- NOTES:**
- 1.) WATER SERVICE SHALL BE PROVIDED BY PWSO (#9). APPROVED PLANS ARE IN PLACE TO ADEQUATELY SERVE THIS DEVELOPMENT.
  - 2.) ELECTRIC SERVICE SHALL BE PROVIDED BY BOONE ELECTRIC COOPERATIVE. EXISTING FACILITIES ARE LOCATED WITHIN THIS PROJECT ADEQUATELY SERVE THIS DEVELOPMENT.
  - 3.) LOT 1 ON THIS C-P PLAN DENOTES THE PORTION OF LOT 1 OF THE CLUBHOUSE AT OLD HAWTHORNE, PLAT NO. 1 THAT IS ZONED C-P.
  - 4.) THERE IS A PROPOSED 10' PERIMETER SETBACK ADJACENT TO THE PUD-6 ZONED PROPERTY. THERE IS NO PROPOSED PERIMETER SETBACK ADJACENT TO THE R-1 ZONED (GOLF COURSE) PROPERTY OR THE PUD-10 ZONED TRACT.
  - 5.) THE FRONT YARD SETBACK WILL BE ADJACENT TO STATE ROUTE WW AS SHOWN IN THE CLUBHOUSE AT OLD HAWTHORNE, PLAT NO. 1.
  - 6.) ALL PAVED PARKING AREAS WILL BE A MINIMUM OF 6.0' SETBACK FROM THE PROPERTY LINE ADJACENT TO ALL RESIDENTIAL ZONING DISTRICTS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_ 2006.

JERRY MADE - CHAIRPERSON

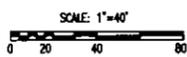
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_ DAY OF \_\_\_\_ 2007.

DARWIN A. HENDMAN - MAYOR

SHEILA AMM - CITY CLERK

**DESCRIPTION:**  
A TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 12 WEST IN COLUMBIA, BOONE COUNTY, MISSOURI AND BEING FURTHER DESCRIBED AS FOLLOWS:  
BEING PART OF LOT 1 OF THE CLUBHOUSE AT OLD HAWTHORNE, PLAT NO. 1 THAT IS ZONED C-P (PLANNED COMMERCIAL) CONTAINING 8.56 ACRES.

- DESIGN PARAMETERS:**
- MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING FLOOR AREA IS TO BE 36,000 SQUARE FEET.
  - THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ADJACENT PROPERTY/RIGHT-OF-WAY LINE IS TO BE 25 FEET.
  - THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
  - 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 SHALL BE 6 FEET.
  - THE MINIMUM PERCENTAGE OF THE SITE TO BE MAINTAINED IN OPEN SPACE IS 50%.
  - THERE IS NO SIGNAGE PROPOSED FOR THE SITE.
  - THE MINIMUM PERCENTAGE OF THE SITE TO BE MAINTAINED IN LANDSCAPING IS 50%.
  - THE MAXIMUM NUMBER OF LIGHT POLES ON THIS SITE SHALL BE 20. THE MAXIMUM HEIGHT OF EACH POLE SHALL NOT EXCEED 16 FEET MEASURED FROM THE ADJACENT PARKING LOT.



**BENCHMARK INFORMATION**

BOONE COUNTY GEOGRAPHIC REFERENCE SYSTEM  
ELEVATION MONUMENT: 80-13  
831.89

PREPARED BY:  
**C CROCKETT ENGINEERING CONSULTANTS**  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

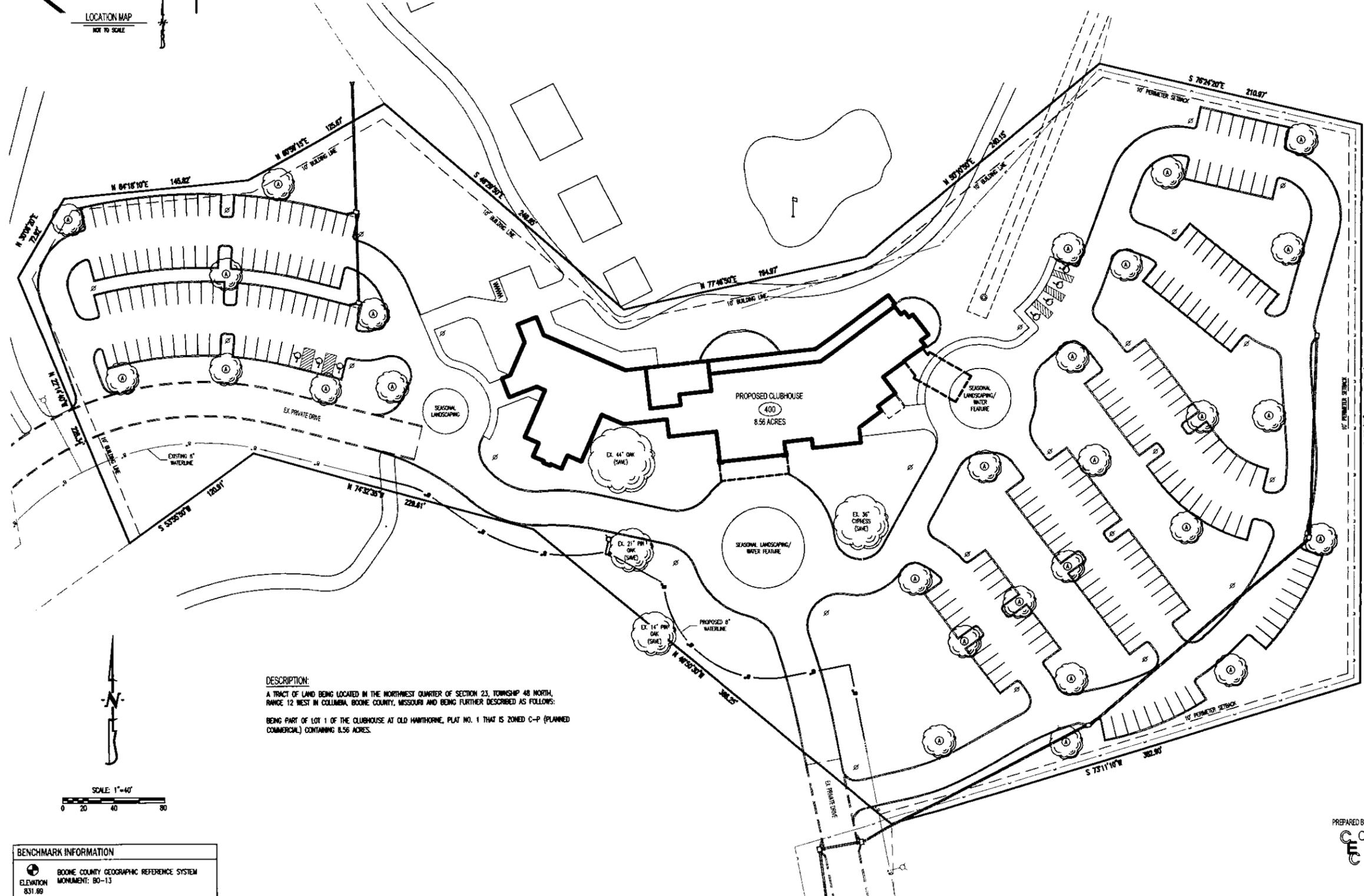
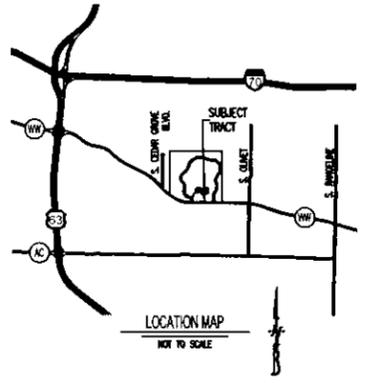
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LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
NOVEMBER, 2006



OWNER/DEVELOPER:  
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PLANNING DEPT.



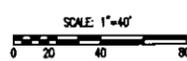
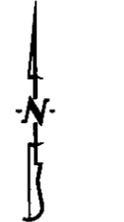
**LANDSCAPE INFORMATION:**

TOTAL PARKING AREA	114,480 SQ. FT.
TREES REQUIRED - 1 TREE PER 4,500 S.F.	25 TREES
TOTAL TREES PROPOSED	30 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W	0 L.F.
TREES REQUIRED @ 1 PER 50 L.F.	0 TREES
SCREENING REQUIRED @ 50% OF TOTAL LENGTH	0 L.F.
SCREENING PROPOSED	0 L.F.
TOTAL TREES REQUIRED	25 TREES
TOTAL TREES PROVIDED	30 TREES
MEDIUM TO LARGE SHADE TREES REQ'D. @ 30%	8 TREES
TOTAL AREA OF PERVIOUS SURFACE	235,000 SQ.FT. (6.7%)

Ⓐ PROPOSED TREE PLANTING. A MINIMUM OF 8 TREES MUST BE MEDIUM TO LARGE SHADE TREES.

NOTE:  
IT IS THE INTENT OF THIS PLAN TO CONFORM TO THE REQUIREMENTS OF CHAPTER 12A. THE EXACT LOCATION AND TYPE OF PLANT MATERIAL MAY VARY FROM WHAT IS SHOWN WITH THE CONSENT OF THE CITY ARBORIST.

**DESCRIPTION:**  
A TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 12 WEST IN COLUMBIA, BOONE COUNTY, MISSOURI AND BEING FURTHER DESCRIBED AS FOLLOWS:  
BEING PART OF LOT 1 OF THE CLUBHOUSE AT OLD HAWTHORNE, PLAT NO. 1 THAT IS ZONED C-P (PLANNED COMMERCIAL) CONTAINING 8.56 ACRES.



**BENCHMARK INFORMATION**

BOONE COUNTY GEOGRAPHIC REFERENCE SYSTEM
ELEVATION MONUMENT: 80-13
831.69

PREPARED BY:  
**CROCKETT ENGINEERING CONSULTANTS**  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**December 21, 2006**

**4) PUBLIC HEARINGS**

**33-CP-06 Old Hawthorne Clubhouse - C-P Development Plan - located generally north of State Route WW and east of North Cedar Grove Boulevard, containing approximately 8.56 acres.**

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

Staff report was given by Mr. Chuck Bondra of the Planning and Development Department. Staff recommends approval of the C-P development plan and the variance to Section 29-17(d)(6).

MR. WADE: Are there any questions of staff?

**PUBLIC HEARING OPENED**

MR. WADE: Anyone wishing to speak to this proposal, please come forward.

MR. CROCKETT: Mr. Chairman, members of the Commission, my name is Tim Crockett, Crockett Engineering, 2608 North Stadium Boulevard. As Mr. Bondra has presented, this is, we think, a fairly straightforward request for the C-P development. A lot of thought has gone into it trying to iron out all the concerns that we had. So, really, I would just like to answer any questions that the Commission may have.

MR. WADE: Are there any questions of this speaker?

MR. RICE: Where is the original structure?

MR. CROCKETT: The original structure is basically in the middle. We're adding on on both sides, so, really, we're pretty much adding -- well, we're doubling the size of the structure on each side, so, really, we're tripling the overall size of the structure. So, basically, right where the roundabout is, immediately north of there is the existing structure. The part that abuts right up against the roundabout is the existing porch of the structure.

MR. WADE: Any further questions of this speaker?

MR. CROCKETT: Thank you.

MR. WADE: Thank you. Anyone else wishing to speak to this proposal?

**PUBLIC HEARING CLOSED**

MR. WADE: Commissioners? Mr. Holden?

MR. HOLDEN: Mr. Chairman, this seems like a very straightforward request. I concur with the staff's recommendation about the variance, and I'll make a motion we recommend approval of the C-P development plan and the variance.

MR. BRODSKY: I'll second.

MR. WADE: Moved and seconded that we recommend approval of the C-P development plan and the variance. Is there any discussion on the motion? Roll call, please.

MR. WHEELER: A motion has been made and seconded to recommend approval of the Old Hawthorne Clubhouse C-P development plan and the accompanying variance for screening.

**Roll Call Vote (Voting "yes" is to recommend approval.)**

**Voting Yes: Ms. Curby, Mr. Holden, Mr. Rice, Mr. Wade, Mr. Wheeler, Mr. Barrow, Mr. Brodsky. Abstention: Mr. Cady. Motion carries 7-0.**