

Council Bill: B 203-13

MOTION TO AMEND:

MADE BY: _____

SECONDED BY: _____

MOTION: I move that Council Bill B 203-13 be amended as set forth on this amendment sheet.

=====

Material deleted from the original bill is shown in ~~strikeout~~; material added to original bill shown underlined.

The title is amended as follows:

changing the uses allowed on PUD-30 zoned property located on the northeast corner of Garth Avenue and Sexton Road; approving a revised statement of intent; establishing the maximum density of 22 units per acre; approving the PUD Site Plan for Kinney Point; allowing a reduction in the minimum distance building setback to the street line; allowing a reduction in the required perimeter setback; setting forth a condition for approval; and fixing the time when this ordinance shall become effective.

Section 2 is amended as follows:

“SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated ~~July 10, 2013~~ August 12, 2013, marked “Exhibit A,” which is attached to and made a part of this ordinance, which replaces (for the property referenced in Section 1) the statement of intent attached to Ordinance No. 016924 passed on June 4, 2001, and it shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.”

Sections 3, 4 and 5 are renumbered as Sections 5, 6 and 7 respectively, and new Sections 3 and 4 are added to read as follows:

SECTION 3. The development density of the property referenced in Section 1 shall not exceed 42 total units with a maximum density of 22 units per acre.

SECTION 4. The City Council approves a reduction in the minimum distance building setback to the street line than those set forth in Section 29-26(b)(3) to allow a setback of ten feet along the south property line rather than the required twenty-five feet.

Exhibit A attached to this amendment sheet is substituted for the Exhibit A attached to the original bill.

**Statement of Intent
Kinney Point
August 12, 2013**

The following information is being presented as the Statement of Intent for the subject property.

1. The allowed uses for this property shall include:

Permitted uses in District R-3

Adult day care home

Apartment houses.

Boardinghouses or lodging houses.

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.

Permitted uses in District R-2

Two-family dwellings

Permitted uses in District R-1

One-family dwellings

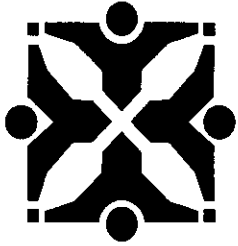
Churches, mosques, and synagogues

2. The maximum square footage of any and all buildings located on the subject site shall not exceed 46,000 square feet. Said building may contain 1 and 2 bedroom units with no more than 6-2 bed units and 36-1 bedroom units. The maximum number of units on said tract shall not exceed 42 total units with a maximum density of 22 units per acre. Accessory buildings, such as gazebos, shelter houses, and maintenance buildings shall be allowed within the development.
3. The maximum building height shall not exceed 45 feet.
4. The minimum percentage of the site to be maintained in open space shall be 40%. This amount shall be further delineated as 0% existing vegetation and 40% landscaping.
5. The total number of parking spaces proposed for this site shall not exceed the minimum parking requirement of the City of Columbia by more than 10 spaces.
6. Additional amenities may include a gazebo, walking trail, shelter houses, and picnic areas.

7. This project is a multi-family residential development containing a single building. Said building shall be constructed with a minimum building setback of 25 feet from any exterior street right-of-way. Parking and lighting for the development shall be in accordance with the current regulations for the City of Columbia.
8. The owner agrees to allow the City to convert the Garth Avenue entrance into a right-in/right-out when and if the Garth Ave/Sexton Road intersection is improved.
9. The owner agrees to work with the City to in order to grant, where feasible, appropriate right-of-way(s) for the improvement of the Garth Avenue/Sexton Road intersection when the City decides to design/construct said intersection. Owner agrees to grant said right-of-way(s) at no cost to the City.
10. The owner will not construct any building within 5 feet of the existing 25-foot building lines (as shown by the PUD Plan) along Sexton Road or Garth Avenue, within 75 feet of the existing intersection, in order to allow for future improvements of the Garth Avenue/Sexton road intersection.

A handwritten signature in black ink, appearing to read "Phil Steinhaus", written over a horizontal line.

Phil Steinhaus
Columbia Housing Authority



Source: Community Development - Planning

To: City Council
From: City Manager and Staff

Council Meeting Date: Aug 19, 2013

Agenda Item No: Supplemental
Information
B203-13

Re: Kinney Point PUD - zoning amendment & development plan approval (Case #13-99) (**Supplemental Report**)

EXECUTIVE SUMMARY:

A request by Columbia Housing Authority (owner) to amend the PUD (Planned Unit Development) zoning, and to approve a PUD development plan to be known as Kinney Point PUD. The 1.96-acre subject site is located on the northeast corner of Garth Avenue and Sexton Road. (Case # 13-99)

DISCUSSION:

The applicant is requesting approval of a development plan to allow for the construction of a three-story, 42-unit apartment building to provide low income housing. The existing PUD-30 zoning allows a maximum density of 30 dwelling units per acre, and the proposed project density is 21.4 units per acre.

Following the release of staff's original report to the Planning and Zoning Commission, the applicant amended their request. Staff was able to notify Commissioners and stakeholders of the changes prior to the deferred Commission hearing.

At its August 8, 2013 public hearing, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the proposal, subject to the statement of intent being modified to reduce the maximum number of units from 58 to 42, thereby reducing the maximum development density to 21.4 units per acre; and to allow only one- and two-bedroom unit types, with a maximum of six two-bedroom units. The applicant has agreed to the conditions and provided an amended statement of intent. A representative of the Ridgeway Neighborhood Association spoke in general support of the project, and provided a list of recommendations to improve the project, some of which have been addressed, and others which have not been incorporated into the latest version of the plan.

A copy of the amended application materials, and minutes from the August 8 public hearing, are attached for reference.

FISCAL IMPACT:

None.

VISION IMPACT:

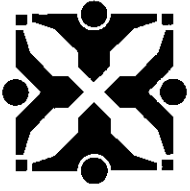
<http://www.gocolumbiampo.com/Council/Meetings/visionimpact.php>

11 Vision Statement: Columbia is a supportive, compassionate, healthy community with high quality social services; a first-rate health care system and safe, quality affordable housing that are accessible to all.

SUGGESTED COUNCIL ACTIONS:

The Planning and Zoning Commission recommends approval of the PUD zoning amendment, including the amended statement of intent; and approval of the PUD development plan, including variances from Sections 29-10(d)(7), allowing parking spaces to encroach 15 feet in the northern property line perimeter setback, and 29-26(b)(3), to allow a 10-foot pergola encroachment into the southern property line perimeter setback.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	11
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A



Memorandum

Date: July 29, 2013

To: Planning and Zoning Commission

From: Steve MacIntyre

RE: Kinney Point PUD (13-99)

The applicant has submitted minor amendments to both the Statement of Intent and the development plan, which were originally presented to the Commission for its July 18th meeting packet. Since, in staff's opinion, the amendments do not constitute a major deviation from the previously advertised zoning amendment and development plan requests, and since the changes were received by the Planning Department more than seven business days prior to the scheduled public hearing date, The Rules of Procedure allow for these new materials to be considered by the Commission at their upcoming August 8th meeting without delaying its recommendation to the City Council.

A copy of the amended application, including a cover letter, revised Statement of Intent, and revised PUD development plan, are attached for your review. The amended agenda packet is being posted on the City's website, and surrounding property owners and neighborhood associations are being notified of the modifications to the request.



July 26, 2013

Tim Teddy
Planning Department
PO Box 6015
Columbia, MO 65205

Mr. Teddy:

I would like to take opportunity to submit a slightly revised PUD Plan for the Kinney Point project located at the intersection of Garth and Sexton. After further consultation with the project architect, there have been some revisions to a proposed building.

The revised plan that has been submitted shows the building with a slightly different configuration. We have broken up the building with a bend. This creates more pleasing curb appeal as well as breaks up the length of the internal hallways. We have also added a few 2-bedroom units as opposed to being all 1-bedroom units. This will in turn cause changes to the parking calculations. Although no additional parking spaces are needed or proposed. We have also revised the maximum building height on the PUD Plan from 30 feet to 45 feet. While this is a change on the plan, it is still consistent with the previously submitted SOI.

We would also like to request one additional variance to the request. Said variance is to Section 29-26(b)(3). The variance would allow for the construction of the proposed pergola as shown by the PUD Plan to be constructed in front of the 25-foot building line. We would request that we be allowed to encroach by a maximum of 10 feet within the building line.

Finally, we have made one change with respect to the total maximum square footage allowed on this site. In the original SOI it was stated that there be no more than 40,000 square feet of floor area within this development. We would like to revise the SOI to now state the maximum floor area to be 46,000. This is due to the increase of the common areas as well as changing a few of the units from 1-bed units to 2-bed units.

I am including with this letter a revised SOI (adding the square footage as noted above) and an architect's rendering showing a possible 3-story building. While this sketch as the previously submitted 2-story rendering are possible building schematics, neither one shall be used or stated as what the building will ultimately look like. They are just for preliminary visual purposes.

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

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with the first name "Tim" and last name "Crockett" clearly distinguishable.

Tim Crockett, PE

Statement of Intent
Kinney Point
July 26, 2013

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Permitted uses in District R-2

Two-family dwellings

Permitted uses in District R-1

One-family dwellings

Churches, mosques, and synagogues

2. The maximum square footage of any and all buildings located on the subject site shall not exceed 46,000 square feet. Said building may contain 1, 2, 3, and/or 4 bedroom units. The maximum number of units on said tract shall not exceed 58 total units with a maximum density of 30 units per acre. Accessory buildings, such as gazebos, shelter houses, and maintenance buildings shall be allowed within the development.
3. The maximum building height shall not exceed 45 feet.
4. The minimum percentage of the site to be maintained in open space shall be 40%. This amount shall be further delineated as 0% existing vegetation and 40% landscaping.
5. The total number of parking spaces proposed for this site shall not exceed the minimum parking requirement of the City of Columbia by more than 10 spaces.
6. Additional amenities may include a gazebo, walking trail, shelter houses, and picnic areas.
7. This project is a multi-family residential development containing a single building. Said building shall be constructed with a minimum building setback of 25 feet

- from any exterior street right-of-way. Parking and lighting for the development shall be in accordance with the current regulations for the City of Columbia.
8. The owner agrees to allow the City to convert the Garth Avenue entrance into a right-in/right-out when and if the Garth Ave/Sexton Road intersection is improved.
 9. The owner agrees to work with the City to in order to grant, where feasible, appropriate right-of-way(s) for the improvement of the Garth Avenue/Sexton Road intersection when the City decides to design/construct said intersection. Owner agrees to grant said right-of-way(s) at no cost to the City.
 10. The owner will not construct any building within 5 feet of the existing 25-foot building lines (as shown by the PUD Plan) along Sexton Road or Garth Avenue, within 75 feet of the existing intersection, in order to allow for future improvements of the Garth Avenue/Sexton road intersection.

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Phil Steinhaus
Columbia Housing Authority



PUD SITE PLAN FOR KINNEY POINT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY, 2013

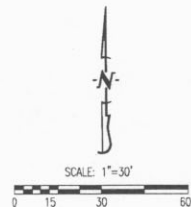


LOCATION MAP
NOT TO SCALE

OWNER:
THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA
201 SWITZLER ST.
COLUMBIA, MO 65203

LEGEND:

- | | |
|----------------------|---------------------------------|
|808..... | EXISTING 1 FT CONTOUR |
| ---830--- | EXISTING 5 FT CONTOUR |
| ===== | CURB |
| ~~~~~ | EXISTING TREELINE |
| ~~~~~ | PROPOSED TREELINE |
| -----S----- | EXISTING SANITARY SEWER |
| -----S----- | PROPOSED SANITARY SEWER |
| ⊙ | MANHOLE/CLEANOUT |
| ----- ----- | PROPOSED WATERLINE |
| ⌒ | PROPOSED FIRE HYDRANT |
| ⦿ | PROPOSED LIGHT POLE |
| == == == | EXISTING STORM SEWER |
| == == == | PROPOSED STORM SEWER |
| ----- | BUILDING LINE |
| ----- | EASEMENT |
| (XX) | LOT NUMBER |
| [Hatched Box] | PROPOSED PAVEMENT |
| [Diagonal Lines Box] | EXISTING BUILDING |
| [Cross-hatched Box] | PROPOSED DETENTION/BIORETENTION |



NOTES:

THIS TRACT CONTAINS 1.96 ACRES.

THIS TRACT IS CURRENTLY ZONED PUD-30.

THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45'.

THE INTENT FOR THIS DEVELOPMENT IS TO HAVE THE SITE DEVELOPED IN ONE PHASE.

PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 29019C 0280D DATED: MARCH 17, 2011.

THERE IS NO STREAM BUFFER LOCATED ON THIS TRACT AS DESCRIBED BY THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI.

ALL LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET. ALL FIXTURES SHALL BE FULL CUT-OFF AND DOWNWARD DIRECTED. THE LOCATIONS OF THE LIGHT POLES (AS SHOWN ABOVE) MAY CHANGE, CHANGES SHALL BE ALLOWED AS LONG AS THEY CONFORM TO THE CITY OF COLUMBIA LIGHTING REGULATIONS.

THE MINIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PRE-DEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR RAINFALL EVENTS.

THE EXISTING STORMWATER DETENTION BASIN LOCATED IN THE SOUTHEAST CORNER OF THE SITE SHALL REMAIN IN PLACE OR BE RECONFIGURED/REPLACED BY ONE OF ADEQUATE CAPACITY.

IT IS THE INTENT OF THIS DEVELOPMENT TO COMPLY WITH SECTION 29-25(e)(1-2) OF THE COLUMBIA CODE OF ORDINANCES.

UNIT CALCULATIONS:

TOTAL NUMBER OF UNITS:	42
1 BEDROOM EACH UNIT:	36
2 BEDROOM EACH UNIT:	6

DENSITY CALCULATIONS:

LOT AREA:	1.96 ACRES
PROPOSED NUMBER OF UNITS:	42
PROPOSED DENSITY:	21.4 UNITS / ACRE
EXISTING ZONING:	PUD-30

PARKING CALCULATIONS:

PARKING REQUIRED:		
36 UNITS - 1 BEDROOM EACH UNIT:	1.5 SPACES / UNIT	= 54 SPACES
6 UNITS - 2 BEDROOM EACH UNIT:	2.0 SPACES / UNIT	= 12 SPACES
PLUS 1 SPACE / 5 UNITS:		= 9 SPACES
BICYCLE SPACES REQUIRED:		= 8 SPACES
BICYCLE SPACES PROVIDED:		= 8 SPACES
TOTAL SPACES REQUIRED (WITH REDUCTION OF BICYCLES):		= 67 SPACES
TOTAL SPACES PROPOSED:		= 68 SPACES

CALCULATIONS:

AREA:	
TOTAL LOT AREA (NET) =	1.96 ACRES
BUILDING AREA =	0.33 ACRES
OTHER IMPERVIOUS AREA =	0.68 ACRES
TOTAL IMPERVIOUS AREA =	1.01 ACRES (52%)
TOTAL PERVIOUS AREA & LANDSCAPING =	0.95 ACRES (48%)

LANDSCAPE COMPLIANCE:

TOTAL PARKING LOT & DRIVE AREA=	25,955 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	6 TREES
TOTAL TREES REQUIRED=	6 TREES
MEDIUM TO LARGE TREES REQUIRED (30%)=	2 TREES
TOTAL TREES PROVIDED=	6 TREES

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
MISSOURI, THIS _____ DAY OF _____, 2013.

ACCEPTED BY THE PLANNING AND ZONING COMMISSION,
THIS _____ DAY OF _____, 2013.

ROBERT MCDAVID — MAYOR

DOUG WHEELER CHAIRPERSON

SHEELA AMIN - CITY CLERK

SITE/CIVIL ENGINEER:

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

www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151304

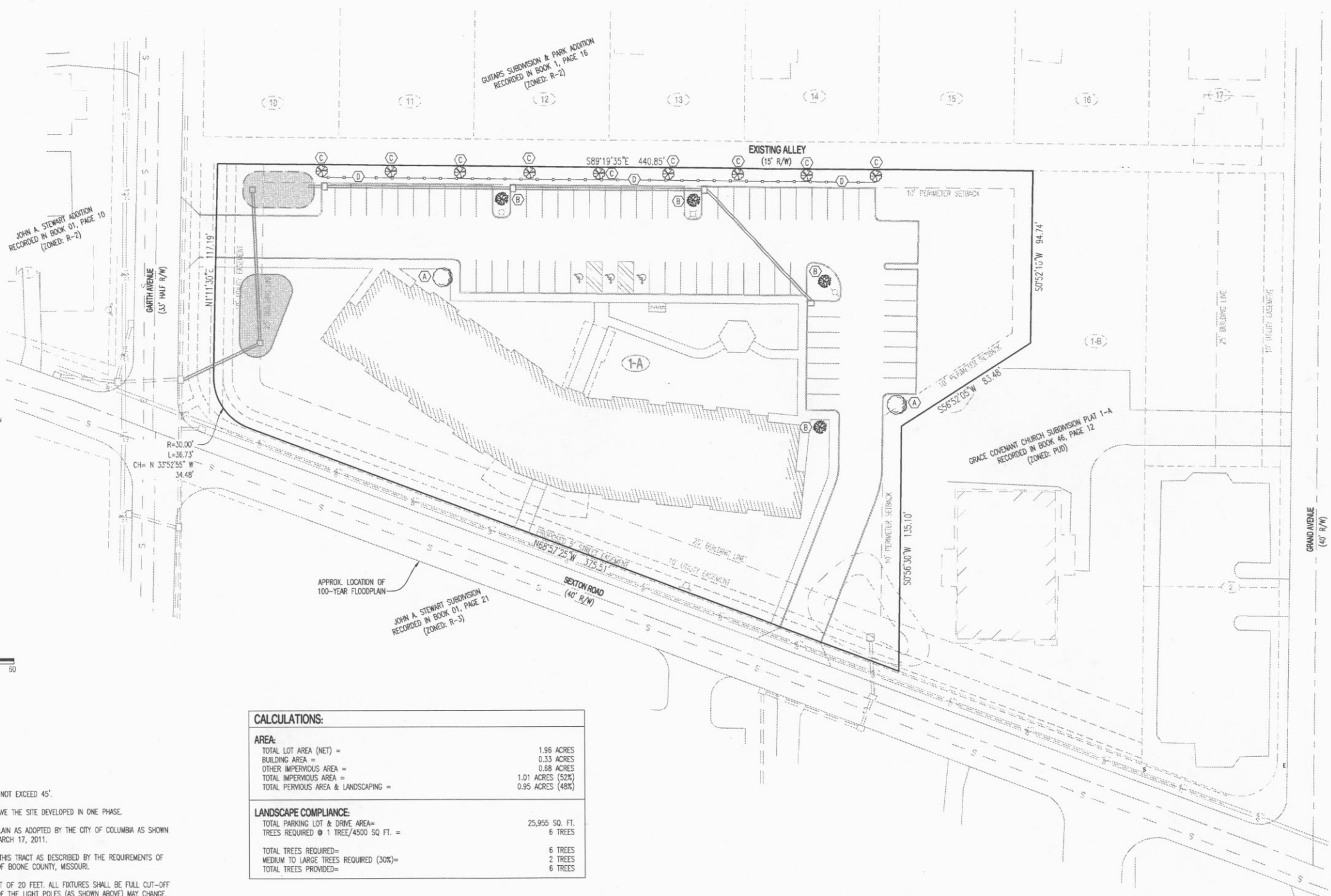
PUD SITE PLAN FOR
KINNEY POINT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY, 2013



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- LEGEND:**
- EXISTING 1FT CONTOUR
 - EXISTING 5FT CONTOUR
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 - PROPOSED TREELINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
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 - PROPOSED FIRE HYDRANT
 - PROPOSED LIGHT POLE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - BUILDING LINE
 - EASEMENT
 - LOT NUMBER
 - PROPOSED PAVEMENT
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 - PROPOSED DETENTION/BIORETENTION



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THE EXISTING STORMWATER DETENTION BASIN LOCATED IN THE SOUTHEAST CORNER OF THE SITE SHALL REMAIN IN PLACE OR BE RECONFIGURED/REPLACED BY ONE OF ADEQUATE CAPACITY.

IT IS THE INTENT OF THIS DEVELOPMENT TO COMPLY WITH SECTION 29-25(1)-(2) OF THE COLUMBIA CODE OF ORDINANCES.

CALCULATIONS:		
AREA:		
TOTAL LOT AREA (NET) =	1.96 ACRES	
BUILDING AREA =	0.33 ACRES	
OTHER IMPERVIOUS AREA =	0.68 ACRES	
TOTAL IMPERVIOUS AREA =	1.01 ACRES (52%)	
TOTAL PERVIOUS AREA & LANDSCAPING =	0.95 ACRES (48%)	
LANDSCAPE COMPLIANCE:		
TOTAL PARKING LOT & DRIVE AREA=	25,955 SQ. FT.	
TREES REQUIRED @ 1 TREE/4500 SQ FT. =	6 TREES	
TOTAL TREES REQUIRED=	6 TREES	
MEDIUM TO LARGE TREES REQUIRED (30%)=	2 TREES	
TOTAL TREES PROVIDED=	6 TREES	

LANDSCAPING NOTES:			
QUANTITY	PLANT SPECIES		
2	PIN OAK - QUERCUS PALUSTRIS (OR APPROVED EQUAL)		(A)
4	SHANTUNG MAPLE - ACER TRUNCATUM (OR APPROVED EQUAL)		(B)
9	MAPLE GREEN COLUMN - ACER NIGRUM (OR APPROVED EQUAL)		(C)
	6-FOOT TALL PRIVACY FENCE CONFORMING TO CITY OF COLUMBIA STANDARDS FOR SCREENING PURPOSES		(D)

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2013.

ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS _____ DAY OF _____, 2013.

ROBERT MCDAVID - MAYOR

DOUG WHEELER CHAIRPERSON

SHEELA AMIN - CITY CLERK

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Missouri Certificate of Authority
#000013104

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
AUGUST 8, 2013

13-99 A request by Columbia Housing Authority (owner) to amend the PUD (Planned Unit Development) zoning, and to approve a PUD development plan to be known as Kinney Point PUD. The 1.96-acre subject site is located on the northwest corner of Garth Avenue and Sexton Road. *(This project has been carried forward from the July 18, 2012 meeting, due to a lack of a quorum.)*

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

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department.

Staff recommends:

- Approval of the proposed PUD development plan, including the requested variance from Section 29-10 (d)(7) to allow parking within the 25-foot perimeter setback along the site's north and east sides.
- Approval of a modified statement of intent, which provides clearer guidance with regard to the currently proposed use of the property.

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

MR. LEE: Yeah. What is this building that sits adjacent to the property?

MR. MACINTYRE: The building adjacent is called The Intersection.

MR. TEDDY: Yeah. It's a community center building and that was part of the original plan.

There was an approved PUD plan after the PUD-30 zoning was put in place for that and also a sanctuary. Those are the only two structures in the original plan -- (inaudible).

MR. LEE: Thank you.

MR. TILLOTSON: This building is still being used for that intent?

MR. MACINTYRE: It's my understanding, yes.

MR. TEDDY: The Commissioners might recall a subdivision plat we did -- I think it was last -- (inaudible) -- so that was created as a separate parcel.

MR. WHEELER: Mr. Strodman?

MR. STRODTMAN: I have two questions. The first question is about the fence. Does the fence run the entire north side of the parking or --

MR. MACINTYRE: I believe it runs adjacent -- or the length of the parking lot to where it would encroach in that 25-foot setback.

MR. STRODTMAN: And you mentioned some landscaping. Do you have any more detail, I mean, just other than it's going to have a fence and some landscaping?

MR. MACINTYRE: Yes. I can provide that information. We've got two types of plantings indicated on the plan. One would have maples and it looks like there are nine of them. And this is on

the north side of the screening fence that will be put in. And that will be a six-foot tall privacy fence. Then, there are just a couple of trees on the south side, which actually are really just to break up the parking area. But on the south side of that northern property privacy fence, there are a couple of Shantung maples -- pardon me if I'm not pronouncing that correctly.

MR. STRODTMAN: Thank you. My last question is, has the City Parks and Rec -- obviously has looked at this area as a park, and was there ever any interest in maintaining it as a park?

MR. MACINTYRE: The Parks Department didn't have any comment on this case. I think the perception is, you know, by a lot of the neighbors -- and I did receive a few phone calls -- was that this is a City owned park or, you know, a public park. And unfortunately, it is privately owned. I don't know if there's been any interest expressed by Parks Department in the past, but they certainly didn't have any comments or --

MR. STRODTMAN: Thank you.

MR. MACINTYRE: -- interest at this point.

MR. WHEELER: Are there any other questions of Staff? All right. We'll open the public hearing.

PUBLIC HEARING OPENED

MR. CROCKETT: Chairman and members of the Commission, my name is Tim Crockett with Crockett Engineering Consultants, offices at 2608 North Stadium Boulevard. I have some handouts, if you don't mind, if I could approach. First of all, let me start off by answering a couple of the questions that we have tonight. The building to the east is called The Intersection. I think it is a community building. It's a great place. Children come there, after school programs. It's a -- you have some hours to volunteer, it's a great place. Kids over there are really nice, really friendly. It's a good environment for the neighborhood. Also, to -- we're fine, Tim. We're fine.

MR. TEDDY: Okay.

MR. CROCKETT: Thank you. Also, to answer Mr. Strodtman talking about the screening, the screening does go along the entire north property line where the -- adjacent to the parking lot. And to answer the question about the landscaping, the City arborist requires that we plant landscaping behind the fence so we don't just have a blank fence that we're putting up against the neighbors. We actually have some landscaping that we install along that fence to help break it up. Furthermore, there's a substantial amount of trees in that area as well that's existing that we're going to use for that area. Regarding the question about the Park Department -- or Parks and Rec, they have looked at the plan. They had no comment on the plan. They feel that there's adequate parks in other locations in the vicinity. They understand that this is not a public park. And typically a piece of property, roughly, two acres in size is a little bit less than what they want to maintain. It's not economically feasible for them to handle that. So a couple questions I wanted to answer right off the top there to start with. Again, my name's Tim Crockett. With me tonight is Phil Steinhaus with the Columbia Housing Authority. He's going to speak briefly regarding this development as well, as well as Kurt

Wallace with -- the architect as well that can answer questions. Location of the property, it's located at the corner of Sexton and Garth. I think we're very familiar with the piece of property. It's gone through rezoning in the past. It's been platted. It is a platted subdivision lot ready for development. Again, it's just under two acres in size, currently zoned PUD-30, which would allow for, roughly, 58 residential units. The property has been purchased by the Columbia Housing Authority and it is in their control at this time. Of course, you've seen the plan. You kind of see what the highlights of the plan are. One thing that we really strive to do is we wanted to hide the parking. We wanted to put the parking behind the building, kind of shield it from the adjacent roadways. We feel that's very important in this area. That's what we strived to do. We think we've done a good job with that. It is a development in the city core. Again, we think that's important. We talk about pushing developments further and further out. This is a development of the city core where infrastructure is already in place. We think that's very important. We already have all the utilities there. There'll be no need for extension of any off-site utilities to serve this development. And, again, I think we believe it's a full efficient use of this property. I will say that there were some initial concerns about the project early on, trying to get the approval through the City. The first one was stormwater. This area does have some flooding issues. It does have some concerns. We put together a stormwater management plan, reviewed that intently with Public Works Department, showed them what our plans were, showed them what the existing conditions were. They've looked at that and they've approved our plan. They think it's a good plan for the area that's going to help the situation. So our conceptual stormwater management plan has been submitted and approved by Public Works Department. Secondly, they talked about traffic. They had a little issue with traffic concerns in the area. How are we going to address the future intersection of Garth and Sexton? How are we going to acquire additional right-of-way when it's needed? We don't want to go out here and purchase expensive right-of-way if we can try to acquire what we need now. By means of several ways, we have acquired right-of-way by means of agreements and streets easements. We've been able to accommodate those situations. We've worked with Public Works. We've agreed to make an intersection -- or excuse me -- one of our entrances right in/right out if need be. And then, also, grant the additional right-of-way for any future improvements for the intersection of Garth and Sexton. Again, all of those improvements and all of those concessions have been approved by the Public Works Department. And, again, they had a slight concern over the sanitary sewer in the area as well. We were able to work with Public Works and get them to approve that concern as well. There are before you tonight two variance requests. One is for the 25-foot perimeter setback along the north property line. Typically, we would adhere to that 25-foot setback; however, in this case, as Mr. MacIntyre indicated, there is a 15-foot alley that's already platted along that north line. We feel that between the alley itself and our 10-foot setback, we adhere -- we give that 25-foot setback. We feel that that's -- you know, that along with the landscaping, we feel that that's justified. It makes our site fit better. It allows us to pull our buildings as much as we can away from Sexton and open up our property altogether. And, of

course, our second is regarding the pergola that Mr. MacIntyre talked about. What the architect is trying to achieve is some common space, some common element in this design. Try to put the common space in the middle of the building. Try to have a nice covered entryway that goes out to the parking lot, but then also have a nice communal space on the south side that fronts out on the Sexton Road. What we'd really like to have is an area where people can congregate, have a seating area. They can sit out there and talk and just have a communal area. And that's really what we're trying to achieve at that location. With that -- I apologize. My PowerPoint's not set up right now, the right one. But with that, I would like to turn over to Mr. Steinhaus.

MR. STEINHAUS: Thank you, Tim. I'm Phil Steinhaus, CEO of the Columbia Housing Authority. Thank you for the opportunity to present our plan to you tonight. As many of you may know, the Columbia Housing Authority has launched an affordable housing initiative last year and has been engaged in a long-range strategic planning to develop additional affordable housing in our community, as well as preserve our existing public housing units. We know that affordable housing is a real high need in Columbia, as identified there in the consolidated plan and within other City of Columbia planning documents. Columbia Housing Authority really feels like it out to be a leader in providing affordable housing that's energy efficient and fully accessible. We're also committed to providing supportive services to persons with disabilities, seniors, and families at our properties because we want to help people live self-sufficiently and as independently as possible. We have a number of partnerships with other organizations. This project will include a partnership with New Horizons Community Support Services. So we want to make inclusive neighborhoods, and we see this as a great opportunity for the Columbia Housing Authority. It's right in our neighborhood. It's a reinvestment in the current neighborhood here, and it really follows through on what Grace Covenant really wanted to do with this property. And I addressed the issue with the park a little bit. It has sat idle there because there were plans to build a sanctuary there. There were other plans to develop the other corner at that intersection. So it has -- the church has allowed people to use that property while other plans were being made, but it's not a community park. It's never been a community park by Parks and Recreation. And our plan is really to develop some much needed affordable housing in our community, in particular with an emphasis on one-bedroom units, which are extremely hard to find in our community. We've engaged in extensive community engagement process that includes ads in the Tribune, posted all our information to our website, on all our bulletin boards on our properties, at the City of Columbia. We distributed flyers to the three neighborhood associations that are in the area and also placed a sign on the property about our meetings with the neighbors. We had significant opportunities for public input that included six Columbia Housing Authority Board of Commissioners meetings that are open and have public comment at the beginning and end of each meeting as well as when they adopt resolutions and receive updates on our Affordable Housing Initiative plan. Those were in the months of January through June. We had three meetings with neighborhood associations, met directly with the Ridgeway Neighborhood Association, hosted two

meetings at Oak Towers for members of the Ridgeway Neighborhood Association, Douglas Park Neighborhood Association, and the Oak Towers residents. There was very good support of our plans and our projects. 88 percent of the attendees thought that there was a great need for affordable housing in Columbia. 69 percent liked our housing concepts. Only three said that they didn't like our housing concept. 84 percent of them supported the work of the Columbia Housing Authority to develop affordable housing. We listened to the neighbors. They said they wanted to make sure that it fit in with the rest of the neighborhood scape. That's why the pergola's added on the front, to try to give it a more kind of a porch-like feeling. We bent the building back a little bit to give it a little more green space there in the front. We moved to a three-story building to decrease the footprint, increase green space, increase energy efficiency. They'll be very accessible. And we named it after Mr. Marvin Kenney, who was our former Board of Commissioners chairman for 20 years who passed away recently. Be happy to entertain any questions you might have.

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

MR. STRODTMAN: I have a couple. When it describes a 40-unit, how many beds? Is that 40 beds?

MR. STEINHAUS: There will be 42 units actually. It'll be 36 one-bedroom units and 6 two-bedroom units.

MR. STRODTMAN: So 42 beds?

MR. STEINHAUS: Well, you could have --

MR. TEDDY: 42 units, 48 beds.

MR. STEINHAUS: Yeah. On the two bedroom units, then you would double that up so you would actually go to 48 total.

MR. STRODTMAN: 48 total. Okay.

MR. STEINHAUS: Our longest waiting list is for one-bedroom units, both in public housing and our Section 8 waiting list. 90 percent of the people are waiting for one-bedroom units. Anyone has a voucher, if you're one person, you don't get a five-bedroom voucher. You get a one-bedroom voucher. And with the housing that's being built here in Columbia for students, it's almost impossible for people to find one-bedroom units.

MR. STRODTMAN: And would all the stories be serviced via an elevator?

MR. STEINHAUS: That's correct.

MR. STRODTMAN: Thank you.

MR. STEINHAUS: You're welcome. And community space has been added on each floor as well.

MR. WHEELER: So -- I'll guess I'll -- let me follow that up with a question there then. You -- these are all accessible units or --

MR. STEINHAUS: A portion of -- we're using universal design in all of the units. A majority of them will be fully ADA accessible with roll-in showers. We're going to have roll-in showers on all the

first-floor units. The second floor units will have, not roll-in showers, but transfer showers, so you can use a wheelchair and transfer into the shower with transfer benches in those showers on the second and third floors.

MR. WHEELER: And you allow one or two people in these one-bedroom units?

MR. STEINHAUS: It could be two if there were, say, a couple that were sharing an apartment there. Generally, our rule, say, with regards to public housing or Section 8 is two heartbeats to a room. But in general, we expect most of the folks to be singles in these units.

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

MR. STANTON: Mr. Steinhaus, do you primarily intend to have elder and disabled people in these units?

MR. STEINHAUS: That'll probably --

MR. STANTON: What is your intent?

MR. STEINHAUS: -- be a majority of the people that are served there. But we would serve any single person that would be income eligible, so you would have to be at or below 60 percent of the median family income or if you had a Section 8 voucher, you'd be at or below 30 percent median family income. We would accept vouchers there, obviously.

MR. WHEELER: Are there any other questions of this speaker? Mr. Crockett, you want to step up?

MR. CROCKETT: Yes, sir.

MR. WHEELER: Anybody have any questions of this speaker? I do, so that's the reason I brought you up here. Go ahead, Mr. Lee.

MR. LEE: Mr. Crockett, this might seem like a silly question and I don't remember, but I know there are a number of one way streets in this area.

MR. CROCKETT: Uh-huh.

MR. LEE: Is Sexton a one way or a --

MR. CROCKETT: No, sir. It's two-way street in this area.

MR. LEE: Okay. Thank you.

MR. WHEELER: Mr. Strodman?

MR. STRODTMAN: I'm sorry. I didn't --

MR. WHEELER: Oh, okay. Let me grill you a little bit here. This statement of intent, can you tell us what changes were made within this statement of intent that we're seeing dated July 10, 2013, as opposed to the original?

MR. CROCKETT: Yeah. Basically, the changes made in that statement of intent had to do -- if I recall correctly. I'm going off memory here. We wanted to make sure that we had the ones, twos, threes, and fours, the bedrooms included. We -- I'm trying to think, Mr. Wheeler. I'm going off memory here. I don't have that revised -- I'm sorry.

MR. STEINHAUS: 42,000 --

MR. WHEELER: Mr. Steinhaus, I'm sorry. You're going to have to come up --

MR. CROCKETT: Mr. Steinhaus got me there. We did increase the size of the building, the gross square footage of the building. We originally had 40,000 square feet. We increased the size of that. We conversed with the architect who has given us a better layout, has added some additional space in the building with regards to the two-bedroom units as well as added some additional communal space on the inside, some common areas, some common space, which increase the footprint -- excuse me, the floor area of the building. When I say floor area, it's not -- it's not 46,000 footprint. It's all three floors combined.

MR. WHEELER: I understand. Okay. Let me address my concerns more so than --

MR. CROCKETT: Okay.

MR. WHEELER: What surprises me, unless it was part of the original statement of intent, is some of the uses: Adult daycare, boarding houses, lodging houses. These are all uses that we're asking to be -- or asked to be approved, which I don't support. And it also says that, you know, we're looking at -- there could be a maximum of 58 units, but we're being shown a plan with 42.

MR. CROCKETT: That's correct.

MR. WHEELER: Unfortunately, as we all know and I've been reminded countless times, zoning runs with the land. And there's nothing that says the Housing Authority couldn't sell the property, and then we'd be faced with 58 total units by someone else, up to four-bedroom units. And these are the things that concern me. The plan as we're being shown seems reasonable.

MR. CROCKETT: Correct. Now --

MR. WHEELER: The statement of intent, I don't like.

MR. CROCKETT: Okay. Well, let me -- we can talk about the statement of intent, Mr. Wheeler, by all means, but let me give you the reasoning behind that. When we had the statement of intent, it is a guideline given to Staff -- it's my impression it's a guideline given to Staff that gives us some leeway in the project a little bit. If we were to add a couple of units to the building, that's not a substantial change. As long as it's in conformance with the statement of intent, we'd be allowed to make those changes. Now, if this Commission feels that the statement of intent may give a little bit too much leeway compared to what the Commission would like, then by all means we can look at that and make revisions to that. Regarding the allowed uses, I don't believe there's any allowed use that we're proposing on this property that wasn't already allowed. All those uses were already intact with the existing zoning. The only thing that we're adding is the residential component. So I don't think there's any change there on the zoning issue. But regarding the number of units, by all means we could -- you know, if the Commission feels that, you know, 58 units we're not -- you know, if we change and add a residential component to this development, while it does have PUD-30, maybe we don't feel that the 58 units is adequate, maybe we need to reduce that number, by all means, I think that we could -- we would entertain discussion on that.

MR. WHEELER: Okay. Are there any other questions of this speaker? Mr. Stanton?

MR. STANTON: Yeah. I kind of would like to address the architect, actually.

MR. CROCKETT: Okay. Sure.

MR. STANTON: Mr. Wallace, how you doing?

MR. WALLACE: I'm good. How are you? I'm Kurt Wallace, with Wallace Architects.

MR. STANTON: I live in this area, and one thing I've noticed in different communities around the country is community policing. And what I see, at least from these plans, I don't see any kind of porch -- porches, outside access from the units themselves. Is -- can that be put in these plans? Is this too far along? How permanent are these drawings right now?

MR. WALLACE: Well, the drawings are very preliminary, quite frankly.

MR. STANTON: Okay.

MR. WALLACE: This is for an application for funding, so it's -- they're extremely preliminary, so all of that could change. We did have discussions on the porches. I think Phil, he was discussing, and the number of comments we had at the public hearings. The issue we have with some of the porches, that's a little bit of the reason why we kind of changed the design of the building and kind of put a slight cant to it and some of the offsets in that. We're a little concerned on some of the exterior porches of maybe how they'd be used. And really, we're more concerned probably with just water intrusion into the building as much as anything. So, you know, when you go on the second and third floor and you start building outside decks up there in public facilities, sometimes it's difficult.

MR. STANTON: Okay.

MR. WALLACE: So it's not something we couldn't do. We've discussed it a lot. It's just something we haven't shown at the moment.

MR. STANTON: Thank you, sir.

MR. WHEELER: Are there any other questions of this speaker? Thank you, sir. All right. Do we have any other speakers this evening? Come on down. Are you organized opposition by any chance?

MS. KELLEY: I'm representing the neighborhood association, and I --

MR. WHEELER: Well, I guess the reason I'm asking, organized opposition gets six minutes, first speaker, subsequent speakers get three minutes.

MS. KELLEY: Okay.

MR. WHEELER: What do you think you're going to need?

MS. KELLEY: I will take six minutes.

MR. WHEELER: Okay.

MS. KELLEY: I want to hand this out. My name is Pat Kelley; I live at 1007 Grand Avenue I'm the vice president of the Ridgeway Neighborhood Association.

MR. TILLOTSON: Repeat your name, please.

MS. KELLY: Pat Kelley. For our July 13th meeting, we handed out 400 flyers throughout our neighborhood and also across the street on Sexton to include neighbors in this discussion. This

development is in kind of a corner of our neighborhood. And we felt that it was generally -- you know, we all supported affordable housing and that, you know, we thought that there were some very good points about this building, but we also felt that there were some -- that since it -- we felt it was also, essentially, a community project because it's the Columbia Housing Authority, you know, it's being paid for with tax credits, that it really should be something that the neighborhood would be really happy about. And so we came up with eight things at our meeting that we really thought would kind of tweak the project a little bit, that we thought would make it more neighborhood friendly and supportive of us. And one is that we felt that the -- that there should be a small area in Kenney Point -- we thought that they would probably have to have some kind of rain garden or some kind of place of stormwater runoff, where they could have a small kind of vest-pocket park. As we discussed earlier, a lot of people in the neighborhood use it as a park. We felt -- there's a lot of people in our neighborhood who walk down there, so we thought -- we're not saying, like, a big walking trail or a big park, but we thought there could be a small area that they could share with the neighborhood. The other thing is we felt very strongly about having as much environmental design as possible. We felt that that was something that would make it affordable into the future for people who are living there. We also thought using a local architect for the project was very important. And we also -- in our neighborhood associa-- neighborhood area we have a very high unemployment rate, and so we wanted to -- we thought that this could be a beneficial project in several ways, also, if actually building it provided jobs for people in the community. We did ask CHA to request a variance for a 25-foot setback so that the building would be closer to the street and it would leave more room for green space and it would also be more pedestrian friendly. We wanted to see a nonimpervious parking lot behind Kenney Point to minimize the stormwater runoff. We requested that they build 38 units instead of 40 -- when we had seen it, it was 40 units -- so that there was room for the community meeting room. Which I see they have added community space, but we feel like, you know, we don't have a neighborhood where people just get up and leave and go to work and come home. There's a lot of elderly people, a lot of people on disability. And so having community spaces throughout the neighborhood is really important. And we asked them to maximize green space as much as possible around every part of this project. And also, we also felt it was really important for the neighborhood that there wouldn't be any blank, windowless walls towards the street. We -- at one point I think there was going to be a blank wall towards Garth, and they responded by putting some Juliet balconies on there. But we thought it was really important because it's kind of alienating in a neighborhood where there's a lot of pedestrians to have, like, just blank brick walls to walk by. And I also liked your point about porches. I think that would be very good for the community, but we hadn't voted on that aspect. So anyways, these were the things that we felt in our neighborhood would make the project a really good project that we would want to support. Thank you.

MR. WHEELER: Are there any questions of this speaker? Mr. Anthony [sic]?

MR. STANTON: Ms. Kelley, how do you feel CHA has addressed your needs, looking at the presentations that we just were presented with and the plans that you've seen? How do you feel they've incorporated your requests so far?

MS. KELLEY: Well, we were -- as I mentioned, we were really pleased that they did take care of the blank, windowless wall and that they have added community space. We -- and then the variance for the setback is something I just found out about when I got here. And so I think some of them they are really addressing. I don't -- you know, we'd probably have to -- we're meeting this Saturday and we'd probably have to go through and discuss it with -- and look at the new plan to kind of see how neighbors feel about it. So I think they've been responsive to some of our changes. I -- it's also -- it's been a long -- you know, there's been lots of meetings to go to, and sometimes I -- we feel like, you know, we bring something up and they say, Well, oh, no, that's too expensive. We can't do that. And I appreciate it that they have gone ahead and done it anyway in some cases. But it's also -- you know, we think that this is, you know, going to be a huge building. It's going to be a big part of the neighborhood. It's also hopefully going to last for many years, so we think -- we felt that it's appropriate that there is neighborhood input and that we all kind of think together on this.

MR. STANTON: Thank you.

MR. WHEELER: Are there additional questions of this speaker? Thank you, ma'am. Next speaker, please.

MR. TURPIN: I am Bill Turpin; I live at 700 North Garth, apartment 715. I am a resident of Columbia Housing Authority. I have been familiar with that part of town for 25 years. I've lived in Columbia 30 years. And I'm familiar with this property and I'm very supportive of what the Housing Authority wants to do with this property. And I would hope that it would have to stay in their hands if they do it. I wouldn't want to see them do it and then turn around and sell it to some other developer. That's the only concern I have. The park business, the way I understand it the Stafford family trust donated some money to build the trail, and AmeriCorps put the benches in, and they had flowers in the middle there. And I don't see why if this is approved they can save half of that trail by just putting in a 30-foot section and they'd still have the trail around the undersection. And I just think this is a win/win for everybody. I think that Planning and Zoning ought to okay it, and just maybe tweak the plans a little bit if need be, but I certainly would be glad to see Kenney Point there. Thank you, sir. Do you have any questions?

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

MR. TURPIN: Thank you.

MR. WHEELER: Next speaker, please.

MS. JESSE: My name's Jada Jesse and I live at 16 East Sexton Road, which is directly across from that driveway coming out of that apartment building. I have to say I have several objections to this project. One is being I don't want to wake up and see this monstrosity across the street from me. There was seven houses there when I moved into this neighborhood. I've lived there for 30 years

come last month. And there was some houses over there and it was very nice. But there was a lot of problems with it. It was Section 8 and different -- different grad-- or zonings of other property over there. And we had a considerable amount of trouble in the neighborhood because of that. My neighbor, who lived at 14 East Sexton, was murdered by someone who lived in that housing across the street. I don't want to wake up and see this in the morning. I'd prefer waking up and seeing the trees that have been over there for a number of years, the birds, that families that walk through there, the people who walk their dogs there, the children who do enjoy the park, the Intersection and the little area over there where they can play. We don't need something like this in our neighborhood. You know, most of the places, except for Oak Towers, are single-family dwellings. There's nothing like this until you go up into the housing unit. Yes, we need housing desperately for those people who are low income, but I don't know that this is what we need.

MR. WHEELER: Are there any questions of this speaker? Thank you. Next speaker, please. Going once -- all right.

PUBLIC HEARING CLOSED

MR. WHEELER: Commissions, discussion? Who wants --

MR. STANTON: Yeah. I was posed a very interesting question since our last meeting and our purpose in -- our purpose as Commissioners on Planning and Zoning came up. Technically, CHA and their supporting consultants did an excellent job in technically addressing what is necessary to physically make this project possible. I think they went through whatever they need to do to make this a win/win situation for the community and for themselves and for the -- you know, for people that need one-bedroom units. That takes care of the Z in Planning and Zoning. There's another letter and that's P, which is planning. I think Mr. Steinhaus addressed that as well. And I'm saying this so that it's put on the record so that City Council can also look at this as well. I support this project if preference is given to disabled and elderly residents first. My major concern -- like I said, I am a resident of this area. My major concern is that if you change the demographic of that community already, which is basically elderly, the people that live in Oak Towers -- it's basically an older-person neighborhood in that area. If we change it and have it open to younger people -- I hate to sound bias -- I don't want this development to be a haven for people that will take advantage of elderly people. That is my only concern with this project. Everything else is sound. The green space, the private -- everything else is sound. The only thing that scares me is that if it's not just for disabled or elderly, it will become a haven -- it's like a launching board for people that can take advantage of those people, the elderly people across the street. I say this from experience personally, living in neighborhoods like that. I just don't want to see people that would take advantage of their neighbors in that area. And this can easily be solved if preference is given to elderly and disabled, because it would keep the demographic the same. But other than that, I think this is a good plan. I also have reservations about the letter of intent, so I don't want to slow this process up, but I would like -- what

can we do to keep this ball rolling, but address our concerns with the letter intent. I think that's my issue.

MR. WHEELER: Who's going next? Well, let me go. I don't know what -- I -- maybe I should've looked up the original statement of intent, but I agree with much of what Mr. Stanton just said. I could get behind the 42 units. It's okay with me. But in order for me to support this, I would want to see this restricted to exactly what you've just told us you want tonight, one and two-bedrooms, no threes, no fours. I think that changes things completely. So if we're going to change the statement of intent, then that's what I want to see. I'd like to see the maximum number at 42. The footprint doesn't bother me, 46,000 square feet, I understand your reasoning for that. I think you guys have done a great job of coming up with something here. Frankly, I never would've supported PUD-30. I hope I didn't vote for that. Don't think I was around then. If I did, then that's one of those many votes over the last nine years that I'd like to have back. So without that change, I will not support the plan. I'm pretty familiar with this area. My daughter goes to school at Ridgeway. I am not interested in changing this neighborhood that dramatically. And I agree with what Mr. Stanton's saying, although I understand Mr. Steinhaus' -- as a real estate agent, I understand the predicament he's in on -- familial status is a very protected class, and so he does have to walk a pretty tight line on that. So that's pretty tough, so I don't know how we restrict that. I think by doing one- and two-bedroom units, primarily ones -- and, in fact, I'd like to see that limited, just so you are aware. You know, 36 units one bedroom, and 6 as two bedrooms, that's something I think I could support. But otherwise, I'm going to vote against you. And if it were up to me, frankly, I think we'd table this and get it refined just a little bit more, but I'm sure, as we've heard, this is a grant proposal, there are some time constraints on getting your setup and in the pipeline and maybe for consideration. So with that, that's my comments. Is there any other comments from the Commission?

MR. STANTON: Chair?

MR. WHEELER: Mr. Stanton?

MR. STANTON: Can we make a motion and make those amendments to the letter of intent now and pass it if there -- if we approve exactly what you -- I agree with you completely. If we -- the letter of intent reflects exactly what the project's doing right now, I'm for it. Can we do that without tabling this again? Can we --

MR. WHEELER: The nice thing about being a P & Z Commissioner is we can do anything we want, and then City Council does whatever they want. So with that, I mean, Mr. Steinhaus and Mr. Crockett are here; are you amenable to our revisions?

MR. CROCKETT: Absolutely. Talking to Mr. Steinhaus, we are in agreement. We'd be happy to have you -- Mr. Stanton, as you requested, you can approve it subject to some revisions. We would make those revisions to the statement of intent before it goes to City Council. But we would be in agreement to reduce the number of units to a maximum of 42, 36 one-bedroom, 6 two-bedroom units for this development. I don't think it's going to be an issue.

MR. WHEELER: All right.

MR. TILLOTSON: Can we get Mr. Steinhaus back up?

MR. WHEELER: Mr. Steinhaus, we would like to ask you a question now, sir -- or Mr. Tillotson would.

MR. TILLOTSON: I read through this stuff -- going back to what Mr. Stanton says, makes a lot of sense too, but what -- I'm sure you have a definition of disabled.

MR. STEINHAUS: Right.

MR. TILLOTSON: Just a brief summary of what it is.

MR. STEINHAUS: It's the broader Social Security definition of disability rather than the more narrow ADA definition of disability. It can include everything from person that are in recovery -- we do have a partnership with New Horizons. They're going to have space to provide supportive services up on the third floor, so we anticipate a number of clients with disabilities that are being supported and served by New Horizons there. So one of the things people always struggle with with regards to disability is we have people with disabilities that live throughout our community, so this will be a nice mix here. It will add to the community. And the other thing is we're right around the corner, we're right across the street. And if you looked at what the Columbia Housing Authority has done under my leadership in the past seven years, I think most people will recognize we've really cleaned things up. We are no nonsense about any crime. We're going to be there. We're in the building. It's not like we're going to build it and walk away. We're going to be there. We're not -- people are not going to be there taking advantage of other people. We have safety department that has its offices right across the street at Oak Towers. We employ three full-time safety officers as well as two part-time safety officers. So I'm not concerned about the safety or health and welfare of the people in the building. I think we'll have a nice mix there and it will be predominantly elderly and persons with disabilities.

MR. TILLOTSON: When you qualify for Section 8, is there anything that that person can't do and still be allowed to live there? So, in other words, if they go out and commit a crime, can they still live there?

MR. STEINHAUS: No, they can not. We'll terminate --

MR. TILLOTSON: Can we enforce that though?

MR. STEINHAUS: We do. We have a --

MR. TILLOTSON: I don't see that.

MR. STEINHAUS: We have a very strict crime-free housing addendum that we apply to all our leases as well as all of our Section 8 housing vouchers. I'll note that the Columbia Housing Authority was awarded -- recognized by Landlords against Crime last year, as having the most -- having the best crime-free housing strategy. I think if you'll talk with folks in the police department, as well as even Mike Martin who has sung our praises when he hasn't always agreed with what we're doing, we're tough on crime. So you cannot be in any kind of violent or drug-related criminal activity. But

we also go as far as a lot of other felonies too. I'd be happy to give you a copy of our crime-free housing addendum. And as soon as you're arrested, a federal law requires a preponderance of the evidence, so we don't wait until you're convicted. We will proceed with terminating your lease and terminating your assistance if you're arrested on any of those types of charges.

MR. WHEELER: Any other --

MR. LEE: I don't have a question for Mr. Steinhaus. I just -- for the rest of the Commission, I have seen Mr. Steinhaus give a presentation on how they do things before. And given that Mr. Crockett's willingness to change to what we've been talking about, then I think I can support the project as it could be amended in the statement of intent.

MR. WHEELER: Any other discussion on the motion -- or discussion on this issue? If you don't mind, I'll try to frame a motion. I will recommend approval of a request by the Columbia Housing Authority to amend the PUD zoning, to approve the PUD development plan to be known as Kinney Point PUD. It's a 1.96-acre subject site located on the northwest corner of Garth Avenue and Sexton Road, with the amended statement of intent as agreed by the applicant, which would restrict the property to 36 one-bedroom units, 6 two-bedroom units, maximum number being 42. We would also include the variance to the perimeter setback that has been requested to Section 29-10 and 29-26. Did I miss any of my points on --

MR. STANTON: Second it.

MR. WHEELER: Okay. Motion's been made and seconded. Discussion on the motion?

MR. TILLOTSON: Does that include a change in the uses of -- that it can be used as a nursing home or could be used as --

MR. WHEELER: It was already in the statement of intent and so -- we're actually not changing those. That was part of the original statement of intent, if I heard Mr. Crockett correctly. So I'm not putting any additional --

MR. TILLOTSON: I thought I heard him say he was willing to have those removed though. Did I not hear that?

MR. CROCKETT: Mr. Tillotson, I don't believe is said that, but I don't think that would be an issue on our behalf. I mean, we want to be very transparent and very straightforward on what we're requesting. Our plan is to build residential units, so if it's so desired to strike the other uses, then by all means.

MR. STANTON: Do we need --

MR. TILLOTSON: I can trust you.

MR. STANTON: -- to retract the amendment and --

MR. WHEELER: Well, we actually have a development plan that we're also -- we're agreeing to, so we've been shown a development plan and if they were going to change that, they'd have to come back and amend it or --

MR. STANTON: Anyway, okay.

MR. WHEELER: -- bring it back through a public hearing, so I think we're covered. If I'm wrong, Staff, please correct me.

MR. MACINTYRE: You're correct.

MR. WHEELER: Yes. Imagine that. So a motion's been made and seconded. Any discussion on the motion? All right. When you're ready, sir.

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

MR. WHEELER: All right. Case No. 13-101 -- and I apologize to the County Commission this evening. If I had seen this, I would've moved it up.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 203-13

AN ORDINANCE

changing the uses allowed on PUD-30 zoned property located on the northeast corner of Garth Avenue and Sexton Road; approving a revised statement of intent; approving the PUD Site Plan for Kinney Point; allowing a reduction in the required perimeter setback; setting forth a condition for approval; 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 permitted uses on property in PUD-30 located on the northeast corner of Garth Avenue and Sexton Road and further described as follows:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4076, PAGE 124, AND BEING ALL OF LOT 1-A OF GRACE COVENANT CHURCH SUBDIVISION, PLAT 1-A, RECORDED IN PLAT BOOK 46, PAGE 12 CONTAINING 1.96 ACRES.

are amended to include the following permitted uses:

Permitted uses in District R-3 as follows:

Adult day care home

Apartment houses

Boardinghouses or lodging houses

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions

Permitted use in District R-2 as follows:

Two-family dwellings

Permitted uses in District R-1 as follows:

One-family dwellings

Churches, mosques, and synagogues

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated July 10, 2013, marked "Exhibit A," which is attached to and made a part of this ordinance, which replaces (for the property referenced in Section 1) the statement of intent attached to Ordinance No. 016924 passed on June 4, 2001, and it 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. The City Council hereby approves the PUD Site Plan for Kinney Point, dated July, 2013, for the property referenced in Section 1.

SECTION 4. The City Council approves less stringent yard requirements than those set forth in Section 29-10(d)(7) to allow setbacks of ten feet along the north and east property lines rather than the required twenty-five feet, subject to the condition that a six-foot high fence and landscaping shall be installed and maintained along the north property line to provide enhanced screening and privacy to neighboring residents.

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

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Statement of Intent
Kinney Point
July 10, 2013

The following information is being presented as the Statement of Intent for the subject property.

1. The allowed uses for this property shall include:

Permitted uses in District R-3

Adult day care home

Apartment houses.

Boardinghouses or lodging houses.

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.

Permitted uses in District R-2

Two-family dwellings

Permitted uses in District R-1


One-family dwellings

Churches, mosques, and synagogues

2. The maximum square footage of any and all buildings located on the subject site shall not exceed 40,000 square feet. Said building may contain 1, 2, 3, and/or 4 bedroom units. The maximum number of units on said tract shall not exceed 58 total units with a maximum density of 30 units per acre. Accessory buildings, such as gazebos, shelter houses, and maintenance buildings shall be allowed within the development.
3. The maximum building height shall not exceed 45 feet.
4. The minimum percentage of the site to be maintained in open space shall be 40%. This amount shall be further delineated as 0% existing vegetation and 40% landscaping.
5. The total number of parking spaces proposed for this site shall not exceed the minimum parking requirement of the City of Columbia by more than 10 spaces.
6. Additional amenities may include a gazebo, walking trail, shelter houses, and picnic areas.
7. This project is a multi-family residential development containing a single building. Said building shall be constructed with a minimum building setback of 25 feet

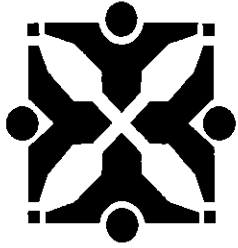
from any exterior street right-of-way. Parking and lighting for the development shall be in accordance with the current regulations for the City of Columbia.

8. The owner agrees to allow the City to convert the Garth Avenue entrance into a right-in/right-out when and if the Garth Ave/Sexton Road intersection is improved.
9. The owner agrees to work with the City to in order to grant, where feasible, appropriate right-of-way(s) for the improvement of the Garth Avenue/Sexton Road intersection when the City decides to design/construct said intersection. Owner agrees to grant said right-of-way(s) at no cost to the City.
10. The owner will not construct any building within 5 feet of the existing 25-foot building lines (as shown by the PUD Plan) along Sexton Road or Garth Avenue, within 75 feet of the existing intersection, in order to allow for future improvements of the Garth Avenue/Sexton road intersection.



Rick Hess

Columbia Housing Authority



Source: Community Development - Planning 

Agenda Item No:

To: **City Council**

From: **City Manager and Staff** 

Council Meeting Date: Aug 5, 2013

Re: Kinney Point PUD - zoning amendment & development plan approval (**Case #13-99**)

EXECUTIVE SUMMARY:

A request by Columbia Housing Authority (owner) to amend the PUD (Planned Unit Development) zoning, and to approve a PUD development plan to be known as Kinney Point PUD. The 1.96-acre subject site is located on the northeast corner of Garth Avenue and Sexton Road. (Case # 13-99)

DISCUSSION:

The applicant is requesting approval of a development plan to allow for the construction of a two-story, 40-unit apartment building to provide low income housing. The existing PUD-30 zoning allows a maximum density of 30 dwelling units per acre, and the proposed project density is 20.4 units per acre.

A public hearing was scheduled before the Planning and Zoning Commission for July 18. Due to the inability to obtain a quorum of Commissioners, this item has been moved to August 8 Commission agenda. Based on the unforeseen quorum issue, it is requested that Council introduce this item, then await the results of the Commission's public hearing prior to making a final decision on the request. The staff report provided to the Planning and Zoning Commission and supplemental materials are attached. A copy of the August 8 public hearing minutes will be attached to a supplemental report for the Council's review.

The staff report and locator maps are attached for reference.

FISCAL IMPACT:

None.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

Introduce an ordinance to rezone (an amendment to the PUD Statement of Intent) and approve a development plan in advance of the required public hearing by the Planning and Zoning Commission scheduled to occur on August 8.

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

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 18, 2013

SUMMARY

A request by Columbia Housing Authority (owner) to amend the PUD (Planned Unit Development) zoning, and to approve a PUD development plan to be known as Kinney Point PUD. The 1.96-acre subject site is located on the northeast corner of Garth Avenue and Sexton Road. **(Case # 13-99)**

DISCUSSION

The applicant is requesting approval of a development plan to allow for the construction of a two-story, 40-unit apartment building to provide low income housing. The proposed project density is 20.4 units per acre, which is well under the site's existing PUD-30 maximum zoning density allowance.

A letter from the applicant requests variance from Section 29-10(d)(7), which requires a 25-foot perimeter setback along the entire PUD development. The proposed plan shows parking spaces located ten feet from the site's north and east perimeter property lines - an encroachment of 15 feet into the typically required perimeter setback. In exchange for this setback infringement, the plan proposes a six-foot high fence and landscaping along the northern property line to provide enhanced screening and privacy to neighboring residents. No screening is shown or considered necessary along the eastern property line, which abuts Grace Covenant Church.

The applicant's statement of intent is intended to replace the existing statement of intent, which accompanied the 2001 rezoning ordinance that designated the site PUD-30. The revised statement of intent reflects the proposed change of use from a private park and church complex to an apartment building. It includes provisions to accommodate additional right-of-way needs to support future improvements to the intersection of Garth Avenue and Sexton Road.

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

RECOMMENDATION

Staff recommends:

- Approval of the proposed PUD development plan, including the requested variance from Section 29-10(d)(7) to allow parking within the 25-foot perimeter setback along the site's north and east sides.
- Approval of a modified statement of intent, which provides clearer guidance with regard to the currently proposed use of the property

ATTACHMENTS

- Locator aerial and topographic maps
- Development plan
- Conceptual project rendering
- Statement of intent
- Letter requesting variance from Section 29-10(d)(7)
- 2001 rezoning ordinance

SITE HISTORY

Annexation Date	1906
Existing Zoning District(s)	PUD-30
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lot 1-A, Grace Covenant Church Subdivision Plat 1-A

SITE CHARACTERISTICS

Area (acres)	1.96 acres
Topography	Flat
Vegetation/Landscaping	Grass and trees
Watershed/Drainage	Flat Branch Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	R-2 (Two-Family Dwelling)	Single-family homes
South	R-3 (Medium Density Multiple-Family Dwelling)	Multi-family apartment building (Oak Towers)
East	PUD-30	Church (Grace Covenant)
West	R-2	Single-family homes

UTILITIES & SERVICES

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

ACCESS

Garth Avenue	
Location	West side of site
Major Roadway Plan	Major Collector (Improved & City-maintained)
CIP Projects	None
Sidewalk	In place

Sexton Road	
Location	South side of site
Major Roadway Plan	Local Residential (Improved & City-maintained)
CIP Projects	None
Sidewalk	In place

PARKS & RECREATION

Neighborhood Parks	Douglass Park is 1,200 feet to southeast
Trails Plan	No trails planned
Bicycle/Pedestrian Plan	No bike/ped infrastructure planned

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on June 25, 2013.

Public Information Meeting Recap	Number of attendees: 4 Comments/concerns: Neighborhood notification, impacts on adjacent residents, loss of "park" and open space
Neighborhood Association(s) Notified	Douglass Park; Ridgeway
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner

016924

Permanent Record
Filed in Clerk's Office

Introduced by Hindman
First Reading 5-21-01 Second Reading 6-4-01
Ordinance No. 016924 Council Bill No. B 186-01 A

AN ORDINANCE

rezoning property located on the northeast corner of North Garth Avenue and Sexton Road from Districts R-2 and R-3 to District PUD-30; repealing all conflicting ordinances or parts of ordinances; 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:

Lots 2,3,4,5,6,7,8 and 9 of Odon Guitar's Subdivision of the City of Columbia, Missouri, as recorded in Book 1, Page 16, of the Records of Boone County, Missouri.

will be rezoned and become a part of District PUD (Planned Unit Development) with a development density not exceeding thirty dwelling units per acre and taken away from Districts R-2 (Two-Family Dwelling District) and R-3 (Medium Density Multiple-Family Dwelling District). The zoning district map shall designate the property PUD-30. Hereafter the property may be used for all permitted uses in District R-3. The statement of intent submitted by applicant, marked "Exhibit A" is attached to and made a part of this ordinance.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

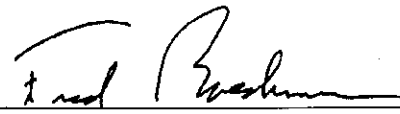
PASSED this 4th day of June, 2001.

ATTEST:

Deany Starnane
City Clerk

Larni Hindman
Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

Grace Covenant Church of Central Missouri
Continuing the ministry of Jesus....

2723 Pine Drive
Columbia, MO 65202
April 13, 2001

City of Columbia
Dept. of Planning and Development
701 E. Broadway
Columbia, MO 65205

RECEIVED

APR 19 2001

Letter of Intention

PLANNING DEPT.

This letter is in accompaniment to our application for the the rezoning of the 3.24 acres of land located on the NE corner of the intersection of Garth and Sexton Streets here in Columbia. We are requesting a PUD-30 status for this property and Grace Covenant Church, as the buyers, making this statement of intent for our use of the land.

The requirements ask us to state our intent in regards to the following questions:

- a) Type of dwelling units proposed. None. N/A
- b) Maximum number of dwelling units proposed. None. N/A
- c) Maximum building height proposed - 30 ft.
- d) Total number of parking spaces - 40 (may increase in accordance with city code requirements.)

Parking ratio - 1 parking space per every 5 seats in sanctuary.

- e) Minimum percentage of entire site to be maintained in open space - 55%: We plan to maintain as many of the existing trees and bushes as possible. We intend to make the property as inviting as possible to the elderly and the young in the neighborhood as a place to meet and enjoy the outdoors.
- f) Amenities - Walking trail around perimeter of property wide enough (8 ft.) for walkers and wheelchairs with occasional benches and flower beds. Outdoor basketball court and outdoor grass volleyball court.
- g) General description of plan - Initial construction - Family Activity Center up to 3600 sq.ft.
- Sanctuary building up to 4800 sq.ft.

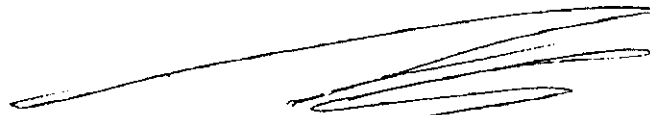
Later construction may include a gymnasium for the Family Activity Center and an expansion of the sanctuary for offices or fellowship area.

An alternate use of this property, which would require a new letter of intention, could include owner-occupied housing up to the density permitted by the zoning department.

It is our intention, as the buyers, to use this property to serve the residents of the neighborhood as well as the needs of our members. Please consider the request to rezone the property with this in mind.



Dana Battison, Treasurer
Grace Covenant Church



Thomas McNabb
Owner





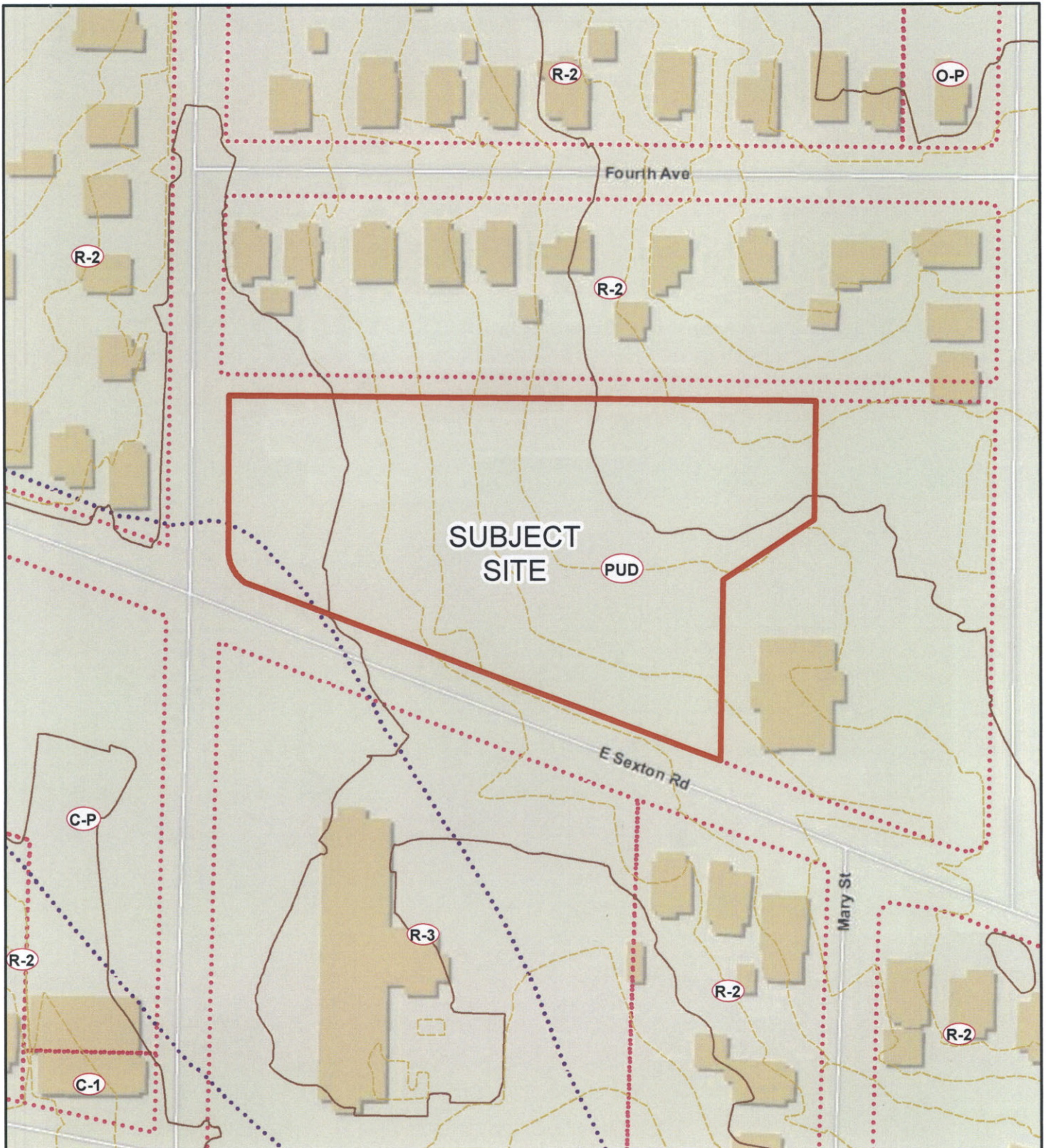
Parcel Data and Aerial Photo
Source: Boone County Assessor

Case 13-99: Plan & Zoning Amendment Kinney Point PUD

0 50 100 200
Feet

1 inch = 100 feet





**Case 13-99: Plan & Zoning Amendment
Kinney Point PUD**



0 50 100 200
Feet

1 inch = 100 feet



PUD SITE PLAN FOR KINNEY POINT

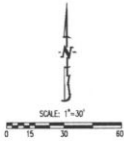
LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JULY, 2013



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 10' CONTOUR
- CURB
- EXISTING TIE LINE
- PROPOSED TIE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- UNPAVED/PAVED
- PROPOSED INTERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EXISTING
- LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING BUILDING
- PROPOSED DETENTION/RETENTION



NOTES

- THIS TRACT CONTAINS 1.98 ACRES.
- THIS TRACT IS CURRENTLY ZONED PUD-30.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 30'.
- THE INTENT FOR THIS DEVELOPMENT IS TO HAVE THE SITE DEVELOPED IN ONE PHASE.
- PART OF THIS TRACT IS WITHIN THE FLOOD PLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 29019C 02800 DATED: MARCH 17, 2011.
- THERE IS NO STREAM BUFFER LOCATED ON THIS TRACT AS DESCRIBED BY THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI.
- ALL LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET. ALL FIXTURES SHALL BE FULL CUT-OFF AND CONFINED TO THE LOCATION OF THE LIGHT POLES (AS SHOWN ABOVE) ANY CHANGES SHALL BE ALLOWED AS LONG AS THEY CONFORM TO THE CITY OF COLUMBIA LIGHTING REGULATIONS.
- THE MINIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PRE-DEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR RAINFALL EVENTS.
- THE EXISTING STORMWATER DETENTION BASIN LOCATED IN THE SOUTHWEST CORNER OF THE SITE SHALL REMAIN IN PLACE OR BE RECONFIGURED/REPLACED BY ONE OF ADEQUATE CAPACITY.
- IT IS THE INTENT OF THIS DEVELOPMENT TO COMPLY WITH SECTION 29-254(1)-(2) OF THE COLUMBIA CODE OF ORDINANCES.

CALCULATIONS:

AREA:	
TOTAL LOT AREA (NET) =	1.98 ACRES
BUILDING AREA =	0.40 ACRES
OTHER IMPERVIOUS AREA =	0.67 ACRES
TOTAL IMPERVIOUS AREA =	1.07 ACRES (54%)
TOTAL PERVIOUS AREA & LANDSCAPING =	0.89 ACRES (45%)
LANDSCAPE COMPLIANCE:	
TOTAL PARKING LOT & DRIVE AREA =	25,955 SQ. FT.
TREES REQUIRED @ 1 TREE/4000 SQ. FT. =	6 TREES
TOTAL TREES REQUIRED =	6 TREES
MEDIUM TO LARGE TREES REQUIRED (20%) =	2 TREES
TOTAL TREES PROVIDED =	6 TREES

LANDSCAPING NOTES:

QUANTITY	PLANT SPECIES	
2	PIN OAK - QUERCUS PALUSTRIS (OR APPROVED EQUAL)	(A)
4	SHAWNEE MAPLE - ACER TRUNCATUM (OR APPROVED EQUAL)	(B)
5	MAPLE GREEN COLUMN - ACER NEGUNDO (OR APPROVED EQUAL)	(C)
	6-FOOT TALL PRIVACY FENCE CONFORMING TO CITY OF COLUMBIA STANDARDS FOR SCREENING PURPOSES	(D)

ACCEPTED BY THE PLANNING AND ZONING COMMISSION,
THIS _____ DAY OF _____, 2013.

DOUG WHEELER - CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
MISSOURI, THIS _____ DAY OF _____, 2013.

ROBERT MCNEAL - MAYOR

SHEILA ABIN - CITY CLERK

SITE/CIVIL ENGINEER
CROCKETT
ENGINEERING CONSULTANTS
2000 Main Street, Suite 100
Columbia, Missouri 65201
(573) 441-0000
www.crockettingeering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#000101004



40 Unit Building - Aerial View