



Agenda Item Number: B_166-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2014

Re: Lake George PUD Plan - development plan request (Case 14-78)

Documents Included With This Agenda Item

Council memo, Ordinance

Supporting documentation includes: Planning & Zoning Commission report, including maps, PUD plan, Ordinance # 021606, and meeting excerpts

Executive Summary

A request by Lake George Properties, LLC (owner) for approval of a PUD development plan to be known as "Lake George PUD Plan". The subject 4.57 acre site is located on the south side of Richland Road, approximately 1,600 feet west of Grace Lane. (Case 14-78)

Discussion

The applicant is requesting approval of a PUD development plan on land zoned PUD-4 (a Planned Unit Development with a maximum density of 4 dwelling units per acre). The site is currently developed with a single-family home, which is being used as a group home for the care of up to eight physically handicapped elderly individuals. The applicant is proposing to construct an approximate 1,500 square foot addition to the existing home to increase the space available for the existing use. An existing parking lot provides adequate off-street parking to serve the existing use.

At its June 5, 2014 meeting, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the requested PUD development plan. There was no discussion of the request, and no members of the public spoke either for or against the request.

A copy of the Planning and Zoning Commission report, including locator maps, the PUD plan, and meeting excerpts are attached.

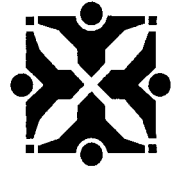
Fiscal Impact

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

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

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Health, Social Services, and Affordable Housing

Strategic Plan Impact: N/A

Comprehensive Plan Impact: Livable & Sustainable Communities

Suggested Council Action


Approval of the PUD development plan

Legislative History

February 18, 2013: B35-13 Voluntary annexation of property and establishment of permanent PUD-4 zoning.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 166-14

AN ORDINANCE

approving the Lake George PUD Plan; 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 Lake George PUD Plan, as
certified and signed by the surveyor on May 19, 2014, located on the south side of Richland
Road, west of Grace Lane.

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

PASSED this _____ day of _____, 2014.

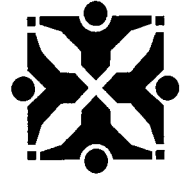
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Planning & Zoning Commission report, including maps, plans, Ordinance
#021606, and meeting excerpts

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 5, 2014**

SUMMARY

A request by Lake George Properties, LLC (owner) for approval of a PUD development plan to be known as "Lake George PUD Plan". The subject 4.57 acre site is located on the south side of Richland Road, approximately 1,600 feet west of Grace Lane. (Case 14-78)

DISCUSSION

The applicant is requesting approval of a PUD development plan on land zoned PUD-4 (a Planned Unit Development with a maximum density of 4 dwelling units per acre). The site is currently developed with a single-family home, which is being used as a group home for the care of up to eight physically handicapped elderly individuals. The applicant is proposing to construct an approximately 1,500 square foot addition to the existing home to increase the space available for the existing use. An existing parking lot provides adequate off-street parking to serve the existing use.

The plan meets all PUD development standards.

RECOMMENDATION

Approval of the proposed PUD development plan

ATTACHMENTS

- Locator aerial and topographic maps
- Development plan
- PUD rezoning ordinance

SITE HISTORY

Annexation Date	2012
Existing Zoning District(s)	PUD-4
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lake George Plat 2

SITE CHARACTERISTICS

Area (acres)	4.57 acres
Topography	Gradually sloping
Vegetation/Landscaping	Grass and trees
Watershed/Drainage	Grindstone drainage basin
Existing structures	Single-family home and accessory structure

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	City R-1 (One-Family Dwelling)	Undeveloped
South	County R-S (Single-family Residential)	Undeveloped
East	County R-S	Lake & single-family home on 3-acre lot
West	County R-S	Single-family home on 10-acre tract

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Columbia Fire Department
Electric	Boone Electric Cooperative

ACCESS

Richland Road	
Location	North side of site
Major Roadway Plan	Major Arterial (unimproved)
CIP Projects	FY2014 6-10 year project to rebuild road, pending allocation of \$6.5 million in funding
Sidewalk	Variance granted by Ordinance #021833

PARKS & RECREATION

Neighborhood Parks	Site is served by East Port Park, approximately ½ mile to the east
Trails Plan	No trails planned
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on May 13, 2014.

Public Information Meeting Recap	Number of attendees: 1 (applicant) Comments/concerns: none
Neighborhood Association(s) Notified	N/A
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner



14-78: Lake George PUD Plan



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

0 112.5 225 450
Feet

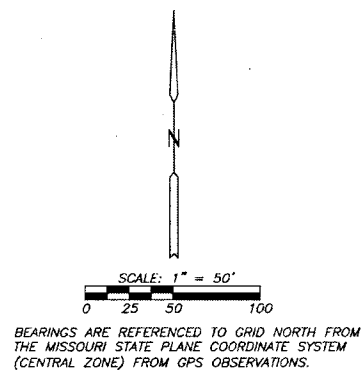


14-78: Lake George PUD Plan



Hillshade Data: Boone County GIS Office
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TYPICAL TREE PROTECTION

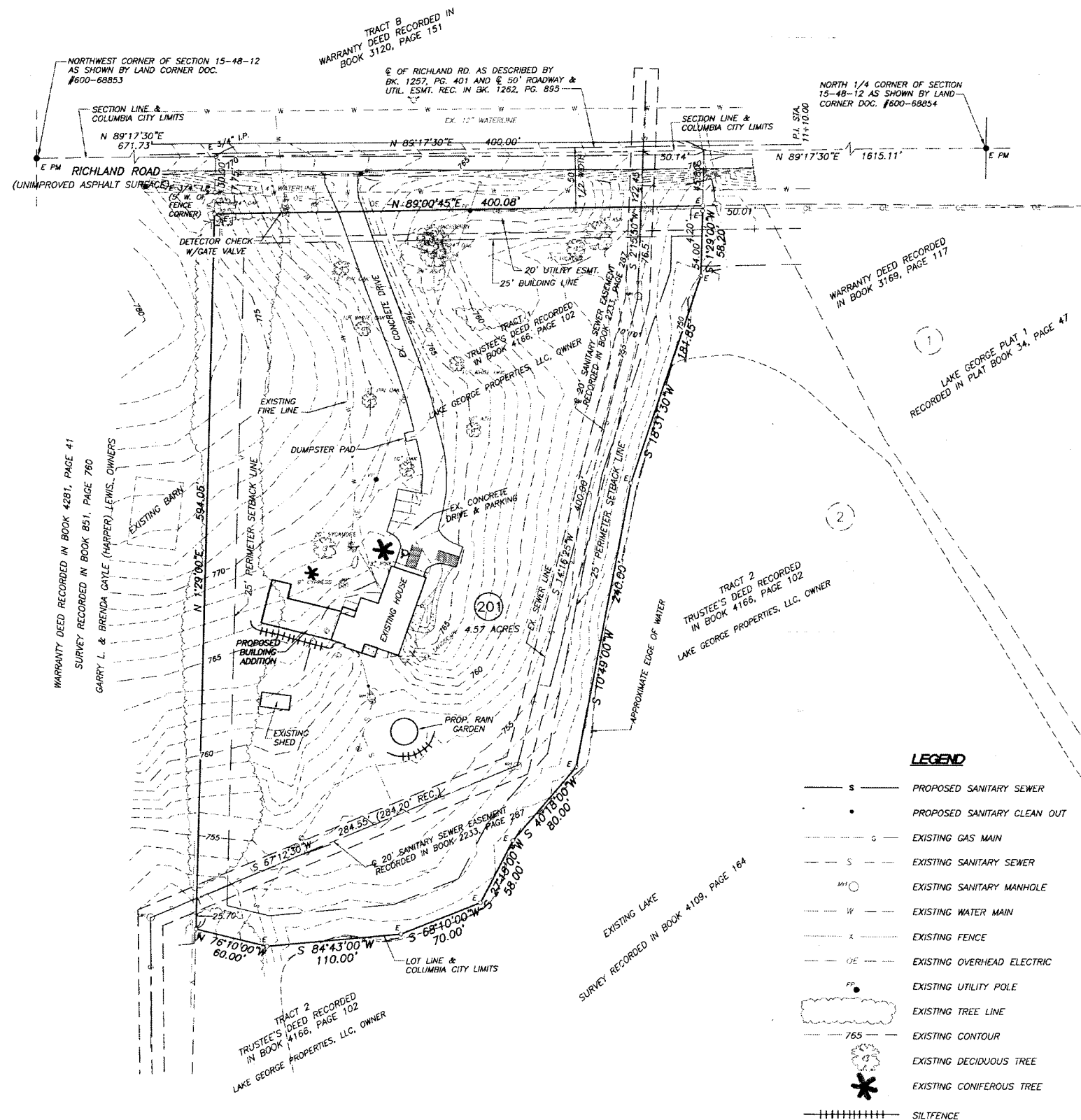
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2014.

DR. RAMAN PURI, CHAIRPERSON

APPROVED BY THE COLUMBIA CITY COUNCIL THIS DAY OF , 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CLERK



LAKE GEORGE PROPERTIES, LLC
720 E. BREEDLOVE DRIVE
STURGEON, MO 65284

EXISTING ZONING: PUD-4
DENSITY: TWO (2) UNITS/ACRE
MAXIMUM BUILDING HEIGHT: 35 FEET
EXISTING HOUSE USE: GROUP HOME
PROPOSED ADDITION USE: GROUP HOME
CONTOUR INTERVAL: ONE (1) FOOT
TRACT SIZE: 4.57 ACRES
LOCATION: NORTHWEST 1/4 SECTION 15-48-12

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN
PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE
DATE MARCH 17, 2011, COMMUNITY PANEL NUMBER 29019C0285D.

REQUIRED PARKING:
NURSING (OR CONVALESCENT) HOMES AND
RESIDENTIAL CARE FACILITIES

1 SPACE/4 BEDS = 2 SPACES
1 SPACE/EMPLOYEE = 3 SPACE
TOTAL SPACES REQUIRED = 5 SPACES

PROVIDED PARKING:
6 REGULAR SPACES
1 HANDICAP SPACE
TOTAL SPACES PROVIDED = 7 SPACES

LOT 201, LAKE GEORGE PLAT 2, RECORDED IN PLAT BOOK 47,
PAGE 9. LOCATED IN THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 48 NORTH, TOWNSHIP 12 WEST, COLUMBIA, BOONE
COUNTY, MISSOURI, CONTAINING 4.57 ACRES.

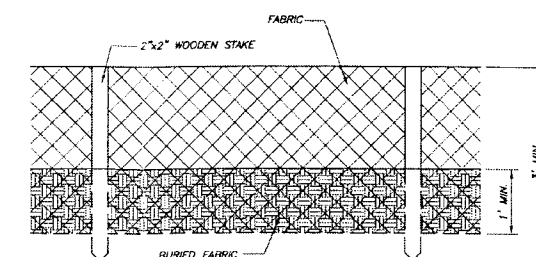
THE PROPOSED BUILDING EXPANSION WILL ADD APPROXIMATELY 2,000 SF OF IMPERVIOUS AREA TO THE SITE. USING THE SMALL AREA BMP REQUIREMENTS (6.8.3 OF THE CITY OF COLUMBIA STORMWATER MANUAL) A RAIN GARDEN EQUAL TO 20% OF THE ADDED IMPERVIOUS AREA (WHICH IN THIS CASE IS 400 SF) WILL BE CONSTRUCTED PER APPENDIX A OF THE CITY OF COLUMBIA STORMWATER MANUAL.

1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL, AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY SPILL OF THESE MATERIALS WHICH REQUIREMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 176, INDIANAPOLIS CITY, INDIANA 46201-0176, OF ANY RELEASE OF ANY OF THE HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

PER SECTION 29-25e(1) LANDSCAPED AREA= 93.2%>15%

- a(2) N/A
- a(3) N/A
- a(4) 7,800 S.F./4500 = 2 TREES (EXISTING TREES)
- a(5) N/A
- a(7) N/A

THERE IS NO CLIMAX FOREST ON THIS SITE.




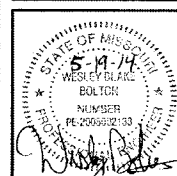
TYPICAL SILT FENCE

LAKE GEORGE PUD PLAN

COLUMBIA, MISSOURI

REVISÉ:

5-19-2014



**ALLSTATE
CONSULTANTS**
3121 ELMORE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

REUSE OF THIS DRAWING IN ANY MANNER IS
STRICTLY PROHIBITED WITHOUT THE WRITTEN
APPROVAL OF
ALLIATE CONSULTANTS LLC

DATE
4/28/2014

JOB NUMBER
14098.01

SCALE
1" = 50'

SHEET

1

021606

Permanent Record
Filed in Clerk's Office

Introduced by McDavid
First Reading 2-4-13 Second Reading 2-18-13
Ordinance No. 021606 Council Bill No. B 35-13

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the south side of Richland Road, approximately 700 feet west of Bay Hills Drive (5000 East Richland Road); directing the City Clerk to give notice of the annexation; placing the property annexed in District PUD-4; 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 finds that a verified petition was filed with the City on January 12, 2013, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. This petition was signed by John Dutemple, Trustee of the Dale-Jeanne Powell Trust, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on February 4, 2013. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.11 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.11. February, 2013 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING THE NORTH PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1207, PAGE 660 AND BEING PART OF PARCEL A OF THE WARRANTY DEED RECORDED IN BOOK 2371, PAGE 70 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15-48-12; THENCE WITH THE NORTH SECTION LINE, N89°17'30"E, 671.73 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 AND THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING N89°17'30"E, 400.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE LEAVING SAID SECTION LINE AND WITH THE EAST LINE OF TRACT 1, S1°29'00"W, 104.00 FEET; THENCE LEAVING SAID EAST LINE, S18°31'30"W, 181.85 FEET; THENCE S10°49'00"W, 240.00 FEET; THENCE S40°18'00"W, 80.00 FEET; THENCE S27°15'00"W, 58.00 FEET; THENCE S68°10'00"W, 70.00 FEET; THENCE S84°43'00"W, 110.00 FEET; THENCE N76°10'00"W, 60.00 FEET TO THE WEST LINE OF SAID TRACT 1; THENCE WITH SAID WEST LINE, N1°29'00"E, 641.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Sixth Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District PUD-4 (Planned Unit Development) with a development density of not more than four dwelling units per acre. Hereafter the property may be used for the following permitted uses:

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

Adult day care home

Apartment houses

Boarding houses or lodging houses

Dwellings, One-Family

Dwellings, Two-Family

Group homes for foster care

Group homes for mentally or physically handicapped subject to the restrictions set forth in Sec. 29-6(b) of the City Code


Home occupations which are compatible with the residential character of the neighborhood subject to the restrictions set forth in Sec. 29-6(b) of the City Code

The statement of intent submitted by applicant, marked "Exhibit A," is attached to and made a part of this ordinance.

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this 10th day of February, 2013.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor



**City of Columbia
Planning Department**

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

Statement of Intent Worksheet

For office use:

Case #: <u>12-163</u>	Submission Date: <u>10/23/12</u>	Planner Assigned: <u>SM</u>
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed. See Attached
2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density. 20,000 sf max. building floor area. Existing home will be remodeled for group home use with a maximum of 6 units. Five 2 and 3 unit detached buildings may be built. PUD-4 is being proposed for a maximum of 19 units. Existing shed will be used for storage of property maintenance items.
3. The maximum building height proposed.
30 feet maximum.
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.
30% minimum open space with 15% landscaping and 15% left in existing vegetation.

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
20 parking spaces total with one parking space per unit will be provided.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
None proposed
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings. Existing home will remain and five additional cottage style buildings may be built around around the existing home with views of the existing lake. A 25' perimeter setback line will be provided and there will be a minimum of 12' between proposed buildings.

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

Alan Lynch
Signature of Applicant or Agent
Alan Lynch

10-23-2012
Date

PUD
A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
Adult day care home.
Agriculture, nurseries and truck gardens, each of which shall be limited to the propagation and cultivation of plants, provided no retail or wholesale business shall be conducted upon the premises, and no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer renovation is conducted thereon.
Apartment houses.
Bed and breakfast establishment, subject to the following criterion (see PUD District regulations)
Boarding houses or lodging houses.
Churches, mosques and synagogues.
Continuing care retirement community (CCRC) (see R-3 District for restrictions)
Dwellings, One-Family.
Dwellings, Two-Family.
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 under the following regulations: (see Zoning Regulations for restrictions)
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.
Fraternity or sorority houses and dormitories.
Garage sales, under the following restrictions: (see Zoning Regulations for restrictions) —
Golf courses and golf clubhouses appurtenant thereto, (except miniature golf courses, driving ranges, and other activities operated as a business) —
Group Homes for Foster Care.
Group Homes for mentally or physically handicapped, under the following restrictions: see Zoning Regulations for restrictions)
Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas, all home occupations must meet the following restrictions: (see Zoning Regulations for restrictions)
Private golf courses and country clubs. Facilities permitted under this use would be permitted in provided those types of services generally associated with such clubs to their members, including those otherwise permitted only in commercial districts.
Private lakes.
Private outdoor swim and tennis clubs.
Private stables.
Public administrative buildings.
Public libraries.
Public museums.
Public parks and playgrounds, including public recreation or service buildings within such parks.
Public police and fire stations.
Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on campus. (see Zoning Regulations for additional requirements)
Publicly owned and operated community buildings.
Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit from the Board.
Temporary shelter, subject to the following: (see PUD District regulations) —

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JUNE 5, 2014

V) PUBLIC HEARINGS

Case No. 14-78

A request by Lake George Properties, LLC (owner) for approval of a PUD development plan to be known as "Lake George PUD Plan." The subject 4.57-acre site is located on the south side of Richland Road, approximately 1,600 feet west of Grace Lane.

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

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the PUD plan.

MR. REICHLIN: Questions of staff? Seeing none. We'll move forward with the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: All the previous requirements still apply.

MR. BOLTON: Good evening. I'm Wes Bolton with Allstate Consultants, 3312 Lemone Industrial Boulevard. I'm here representing the owner, Mr. Alan Lynch, who is always -- he's here, as well, and I'm happy to answer any questions you have. Thank you.

MR. REICHLIN: Thank you. Anybody else wish to comment on this matter? With that, I'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners? It is pretty straightforward. Save the -- any -- Mr. Lee?

MR. LEE: Yeah. I'll make a motion to approve Case No. 14-78, a request by Lake George Properties, LLC (owner) for approval of PUD development known as Lake George PUD Plan. The subject is a 4.57-acre site located on the south side of Richland Road, approximately 1,600 west of Grace Lane.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton, second. Roll call, please.

MR. STRODTMAN: Yes, sir.

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

MR. STRODTMAN: Approval of the proposed PUD development plan will be forwarded to City Council for their review.

MR. REICHLIN: Thank you, Mr. Secretary.