

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 208-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 21, 2014

Re: Veterans Campus – Rezoning, C-P Plan (Case #14-106)

Documents Included With This Agenda Item

Council Memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (including maps, Statement of Intent, C-P Development Plan, Design Parameters, temporary shelter description), Excerpts from Minutes

Executive Summary

A request by Tim Crockett (applicant) on behalf of Poonam, Inc. (owner) to rezone portions of a 4.01-acre property located at 2112 E. Business Loop from R-1 (One-family Dwelling District) and C-3 (General Business District) to C-P (Planned Business District) and approve a C-P Development Plan known as "Veterans Campus" on a site located on the south side of East Business Loop, 1,000 feet east of Old Hwy 63. (Case #14-106)

Discussion

The applicant is requesting to rezone a portion of the subject property to C-P and for approval of a C-P Development Plan known as "Veterans Campus". The project is being developed through the Columbia Housing Authority and would serve veterans with housing and other needs. The site will be remodeled to accommodate apartment housing in the existing building on the west side of the property and a temporary shelter in the existing building to the east. The site is currently improved with a two-story, two-building motel known as "Deluxe Inn" with associated off-street parking facilities and a pool.

Rezoning

The site is currently split zoned, with C-3 (General Business District) and R-1 (One-family Dwelling District) zoning on the north and south portions of the lot, respectively. The applicant's request is to rezone all of the C-3 zoned property, and approximately 8,750 square feet of the R-1, to C-P. As shown on the development plan, the existing border between the R-1 and C-3 would be moved approximately 35 feet to the south. The rezoning of the R-1 property is to allow access to the southern point of the building, which must be constructed on C-P zoned land. In addition staff requested that the C-P zoning be coincident with the proposed southern lot line, which accommodates the required setback between C-P and R-1 properties.

The Statement of Intent would allow all uses within the C-3 district as well as permit establishment of

City of Columbia

701 East Broadway, Columbia, Missouri 65201



the desired temporary shelter - which is only available in C-P districts. Staff finds that the proposed uses are acceptable and would be compatible with surrounding zoning and land uses. The location of the property – situated among commercial uses but adjacent to residential uses, access to significant open space on the property, and proximity to a major roadway and bus routes – are all factors that make the proposed location suitable for a temporary shelter. Given the existing use as a hotel, allowing apartments and a temporary shelter would not substantially alter the current impact of the property on adjacent properties, and the adaptive reuse and modernization of the building would be generally beneficial to surrounding lots.

C-P Development Plan, Variance

The applicant is also seeking approval of a C-P development plan for the proposed uses. The plan proposes to divide the subject site into two lots - one exclusively zoned C-P and one that will be partially zoned C-P and R-1. The plan indicates that the existing buildings will be extensively remodeled and expanded to provide housing and services for veterans. Parking facilities will be expanded to provide the required amount of parking, and internal walkways will provide access to the newly constructed sidewalk along Business Loop.

The existing motel rooms in the building to the west will be reconfigured by combining many of the rooms into larger units, creating 25, one-bedroom apartments. An addition will be constructed on the north section of the building, which will serve as additional dwellings and office space. The “L” shaped building would also serve to screen the internal parking facilities from the Business Loop and provide a more attractive street front. Plantings along the roadway will provide additional screening of the parking lot area as well.

The temporary shelter would be located on the east portion of the property, and the existing building would be substantially increased in size as a result. Per information provided by the applicant, the maximum capacity of the shelter would be 40 residents, which would include families and any dependents. Please see attached statement regarding the services provided by the temporary shelter.

Landscaping generally meets the applicable requirements with the exception of a screening requirement along the south portion of Lot 1 where it abuts R-1. Per Section 29-17(d)(6), screening is required where a C-P zoned property abuts residentially zoned property. The applicant is requesting that this requirement be waived considering the R-1 property is not currently developed, is not likely to be developed, and is part of Lot 2, which will be owned by the same group that owns the temporary shelter. In addition, the R-1 area is intended to be an amenity for residents, and screening would be unnecessary.

Staff supports the requested exception given the reason stated by the applicant, but recommends that as a condition of approval a note and graphic be added to the C-P plan stating that landscaping shall be installed at the time of residential development to the south. Staff is of the opinion that, although possible, there is a small likelihood of development at this location, and if it was developed, the owners of Lot 2, which includes the temporary shelter, would be most affected. Staff notes that the applicant has provided the required screening along the west property line where it is adjacent to R-1 property

City of Columbia

701 East Broadway, Columbia, Missouri 65201



within the Schooler's Subdivision, and they have also provided a small amount of screening along the south property line.

As a note, a separate preliminary plat is required for this project due to the split zoning of the property. It will be on the August 8 City Council agenda as Case #14-130 (Veteran's Campus Preliminary Plat).

At its meeting on July 10, 2014, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning to C-P (approved 6-0) and to recommend approval of the C-P Development Plan with a variance to the screening requirement between the C-P lots and R-1 (approved 6-0). Representatives for the applicant, Tim Crockett, Crockett Engineering, and Phil Steinhaus, Columbia Housing Authority, were present and gave an overview of the request. Commissioners inquired about access to the site by sidewalks and transit and the population served by the facility. No one from the public spoke during the public hearing.

A copy of the staff report (including maps, Statement of Intent, C-P Development Plan, Design Parameters, and temporary shelter description) is attached, as are the excerpts from the meeting's minutes.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Growth Management


Comprehensive Plan Impact: Land Use & Growth Management

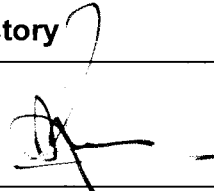
Suggested Council Action

Approval of the rezoning from R-1 and C-3 to C-P and C-P development plan as recommended by the Planning Commission.

Legislative History

None.


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 208-14

AN ORDINANCE

rezoning a portion of the property located on the south side of East Business Loop and east of Old Highway 63 (2112 E. Business Loop) from District R-1 (One-family Dwelling District) and District C-3 (General Business District) to District C-P (Planned Business District); approving the statement of intent; approving the C-P Plan and Preliminary Plat for Veterans Campus; repealing all conflicting ordinances or parts of ordinances; approving less stringent screening requirements; 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 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 1.89 acres of a 4.01 acre property:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 11 & 17 AND THE VACATED RIGHT-OF-WAY OF STREET F OF CONLEY & GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4, AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1599, PAGE 60 AND THE SURVEY RECORDED IN BOOK 4298, PAGE 181 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 1599, PAGE 60, AND SHOWN BY SURVEY RECORDED IN BOOK 400, PAGE 222, THENCE WITH THE LINES THEREOF, N 1°06'20"E, 371.20 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE WEST LINE OF SAID DEED, N 1°06'20"E, 331.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS LOOP 70; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 89°12'45"E, 249.75 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID SURVEY, S 1°18'05"W, 330.84 FEET; THENCE LEAVING THE LINES OF

SAID SURVEY, N 89°20'40"W, 248.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.89 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District R-1 (One-family Dwelling District) and District C-3 General Business District). Hereafter the property may be used for all permitted uses shown in the Statement of Intent, attached hereto as "Exhibit A."

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent for the property described in Section 1 above, dated June 2, 2014, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. The City Council hereby approves the C-P Plan and Preliminary Plat for Veterans Campus, as certified and signed by the surveyor on June 23, 2014, for Lot 1, the portion of the property referenced in Section 1 above. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit B," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Development Plan.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. The City Council approves less stringent screening requirements than those set forth in Section 29-17(d)(6) of the Zoning Regulations so that screening shall not be required along the south portion of Lot 1 where it abuts the adjacent R-1 zoned property; subject to the condition that a note and graphic shall be added to the C-P plan stating that landscaping shall be installed at the time of residential development to the south.

SECTION 6. 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



**City of Columbia
Planning Department**

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

Statement of Intent Worksheet

For office use:

Case #: 14-106	Submission Date: 6/2/14	Planner Assigned: Smith
--------------------------	-----------------------------------	-----------------------------------

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

1. The uses proposed.

All allowed used in District C-3 and the following allowed use(s) in District C-P:

Temporary Shelter, subject to the following:

(1) A zoning petition for a temporary shelter shall include information about the size and design of the structure, population groups served, length of stay permitted, maximum design capacity and support services provided. These items shall be used to determine if the facility is appropriate for the neighborhood.

(2) A temporary shelter shall not be located within one thousand (1,000) feet of another temporary shelter.

(3) The minimum lot area for a temporary shelter shall be 7,500 square feet. If a proposed temporary shelter structure is larger than 2,500 square feet of gross floor area there shall be provided an additional 1,500 square feet of lot area for each additional 500 square feet of gross floor area within the structure.

(4) The shelter shall submit a semi-annual report to the building and site development division of the community development department stating maximum monthly occupancy level and support services provided by the shelter.

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.

Maximum building floor area is 40,000 square feet.

3. The maximum building height proposed.

45 feet

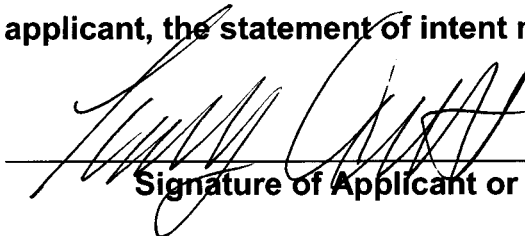
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

Minimum existing vegetation: 20%
Minimum landscaping: 40%
Total open space (existing plus landscaping): 60%

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
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.

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



Signature of Applicant or Agent

6/2/14

Date



**City of Columbia
Department** For office use:

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

Design Parameters Worksheet Planning

Case #: <i>14-106</i>	Submission Date: <i>6/2/14</i>	Planner Assigned: <i>Smith</i>
--------------------------	-----------------------------------	-----------------------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

0 Feet

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

6 Feet

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

The maximum number of freestanding signs shall be one. The surface area and height shall be in conformance with the current City of Columbia sign regulations.

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. (not applicable to **M-R** districts)

Minimum existing vegetation: 20%
Minimum landscaping: 40%
Total open space (existing plus landscaping): 60%

5. The maximum height and number of light poles and type of fixtures.

The maximum height of light poles shall be 25 feet.
The maximum number of light poles shall be 14.
All fixture shall be shielded and directed inward and downward away from residences, neighboring properties, public streets, and other public areas.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (including maps, Statement of Intent, C-P
Development Plan, Design Parameters, and temporary shelter description),
Excerpts from Minutes

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 10, 2014

SUMMARY

A request by Tim Crockett (applicant) on behalf of Poonam, Inc. (owner) to rezone portions of a 4.01-acre property located at 2112 E. Business Loop from R-1 (One-family Dwelling District) and C-3 (General Business District) to C-P (Planned Business District), approve a C-P Development Plan and preliminary plat known as "Veterans Campus", and approve a variance to Section 25-43 relating to required street widths, on a site located on the south side of East Business Loop, 1,000 feet east of Old Hwy 63. (Case #14-106)

DISCUSSION

The applicant is requesting a rezoning of a portion of the subject property to C-P and the adoption of a C-P development plan. The project is being developed through the Columbia Housing Authority and would serve veterans with housing and other needs. The site will be remodeled to accommodate apartment housing in the existing building on the west side of the property, and a temporary shelter in the existing building to the east. The site is currently improved with a two-story, motel establishment in two buildings known as "Deluxe Inn", associated off-street parking facilities, and a pool.

Zoning

The site is currently split zoned, with both C-3 (General Business District) and R-1 (One-family Dwelling District) zoning on the north and south portion of the lot, respectively. The applicant's request is to rezone all of the C-3 zoned property, and a portion of the R-1, to C-P. As shown on the development plan, the existing border between the R-1 and C-3 would be moved approximately 35 feet to the south, and would rezone approximately 8,750 square feet of R-1 zoned property to C-P.

The applicant is proposing that at the time of final platting, the property would be subdivided into two separate lots, each owned by a different group that would operate the future veteran's facility jointly. The existing hotel building, on the west part of the lot, would be located on Lot 1 (1.05 acres), and the temporary shelter would be located on Lot 2 (2.96 acres), which would include all of the R-1 zoned property.

The proposed Statement of Intent (SOI) for the C-P zoning would allow all uses within the C-3 district, which is the current zoning of the subject property as well as most other properties along the Business Loop, and is consistent with uses for properties found along major corridors. The SOI also includes temporary shelters as a permitted use, which is only available in C-P districts. Staff finds that the proposed uses are acceptable and would be compatible with surrounding zoning and land uses. The location of the property – situated among commercial uses but adjacent to residential uses, access to significant open space on the property, and proximity to a major roadway and bus routes – are all factors that make the proposed location suitable for a temporary shelter. Given the existing use as a hotel, allowing apartments and a temporary shelter would not substantially alter the current impact of the property on adjacent properties, and the adaptive reuse and modernization of the building would be generally beneficial to surrounding lots.

C-P Development Plan

The C-P plan illustrates the proposed remodeling of the building to accommodate the apartment and temporary shelter uses. All existing buildings will be retained, and additional

facilities will be constructed to house the additional facilities necessary for the operation of a temporary shelter. The existing motel rooms in the building to the west will be reconfigured by combining many of the rooms into larger units, creating 25, one-bedroom apartments. An addition will be constructed on the north section of the building, which will serve as additional dwellings and office space. The "L" shaped building would also serve to screen the internal parking facilities from the Business Loop and provide a more attractive street front.

The temporary shelter would be located on the east portion of the property, and the existing building would be substantially increased in size as a result. Per information provided by the applicant, the maximum capacity of the shelter would be 40 residents, which would include families and any dependents. Please see attached statement regarding the services provided by the temporary shelter.

Landscaping generally meets the applicable requirements with the exception of a screening requirement along the south portion of Lot 1 where it abuts R-1. Per Section 29-17(d)(6), screening is required where a C-P zoned property abuts residentially zoned property. The applicant is requesting that this requirement be waived considering the R-1 property is not currently developed, is not likely to be developed, and is part of Lot 2, which will be owned by the same group that owns the temporary shelter. In addition, the R-1 area is intended to be an amenity for residents, and screening would be unnecessary.

Staff supports the requested exception given the reason stated by the applicant, but recommends that as a condition of approval a note and graphic be added to the C-P plan stating that landscaping shall be installed at the time of residential development to the south. Staff is of the opinion that, although possible, there is a small likelihood of development at this location, and if it was developed, the owners of Lot 2, which includes the temporary shelter, would be most affected. Staff notes that the applicant has provided the required screening along the west property line where it is adjacent to R-1 property within the Schooler's Subdivision, and they have also provided a small amount of screening along the south property line.

Preliminary Plat, Variance

The C-P development plan would typically serve as a preliminary plat; however, given the split zoning, the R-1 portion is not considered a part of the C-P plan. Staff is requesting that the applicant submit a separate preliminary plat document, which the applicant has agreed to do. Staff has reviewed the C-P plan for compliance with the preliminary plat standards and finds that it complies with the Subdivision Regulations less a few minor technical issues that will be corrected prior to City Council review. A final plat of subdivision will be required prior to any development of the property.

The applicant is requesting a variance to the Section 25-43 (Street Widths) of the Subdivision regulations that would require a 38-foot half-width right of way for a major collector (Business Loop). Currently, a 30-foot half width is provided. The traffic engineering department and MoDOT representatives have indicated that no additional right of way is required at this location and no future CIP projects are identified; therefore, staff recommends approval of the variance.

RECOMMENDATION

1. Approval of the proposed rezoning to C-P and Statement of Intent.
2. Approval of the C-P Development Plan for "Veterans Campus" with the condition that a note and graphic be added stating that landscaping shall be installed at the time of residential development to the south on the R-1 zoned lands.
3. Approval of the preliminary plat with associated variance to Section 25-43.

SUPPORTING DOCUMENTS

Attachments

- Aerial and topographic maps
- Statement of Intent
- C-P Development Plan
- Design Parameters
- Temporary Shelter Description

HISTORY

Annexation date	1955
Zoning District	C-3 (General Business District); R-1 (One-family Dwelling District)
Land Use Plan designation	Commercial & Neighborhood District
Previous Subdivision/Legal Lot Status	Legally described in a Book 240 Page 13

SITE CHARACTERISTICS

Area (acres)	4.01 acres
Topography	Slopes generally toward stream in southern portion of lot, with steeper slopes closer to stream
Vegetation/Landscaping	Landscaped on north portion, wooded on south portion
Watershed/Drainage	Hinkson Creek
Existing structures	Two, two-story hotel buildings

UTILITIES & SERVICES

Sanitary Sewer	All City services are available to the site.
Water	
Fire Protection	
Electric	

ACCESS

East Business Loop 70	
Location	North side of site
Major Roadway Plan	Major Collector (unimproved & City-maintained), requiring 66-76 feet of ROW. 30-foot existing half-width ROW with varying total ROW. No additional ROW required.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	None. Within primary priority park acquisition area.
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	E. Business Loop identified as Pedway.

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 17, 2014.

Public information meeting recap	Number of attendees: 6 (including 2 applicant representatives) Comments/concerns: Concerns with impact of use on surrounding properties, plans for R-1 area/trees, screening for residential areas.
Neighborhood Association(s) notified	Country Club Estates Neighborhood Association
Correspondence received	1 phone call from resident concerned with use of property

Report prepared by Clint Smith

Approved by Patrick Zenner

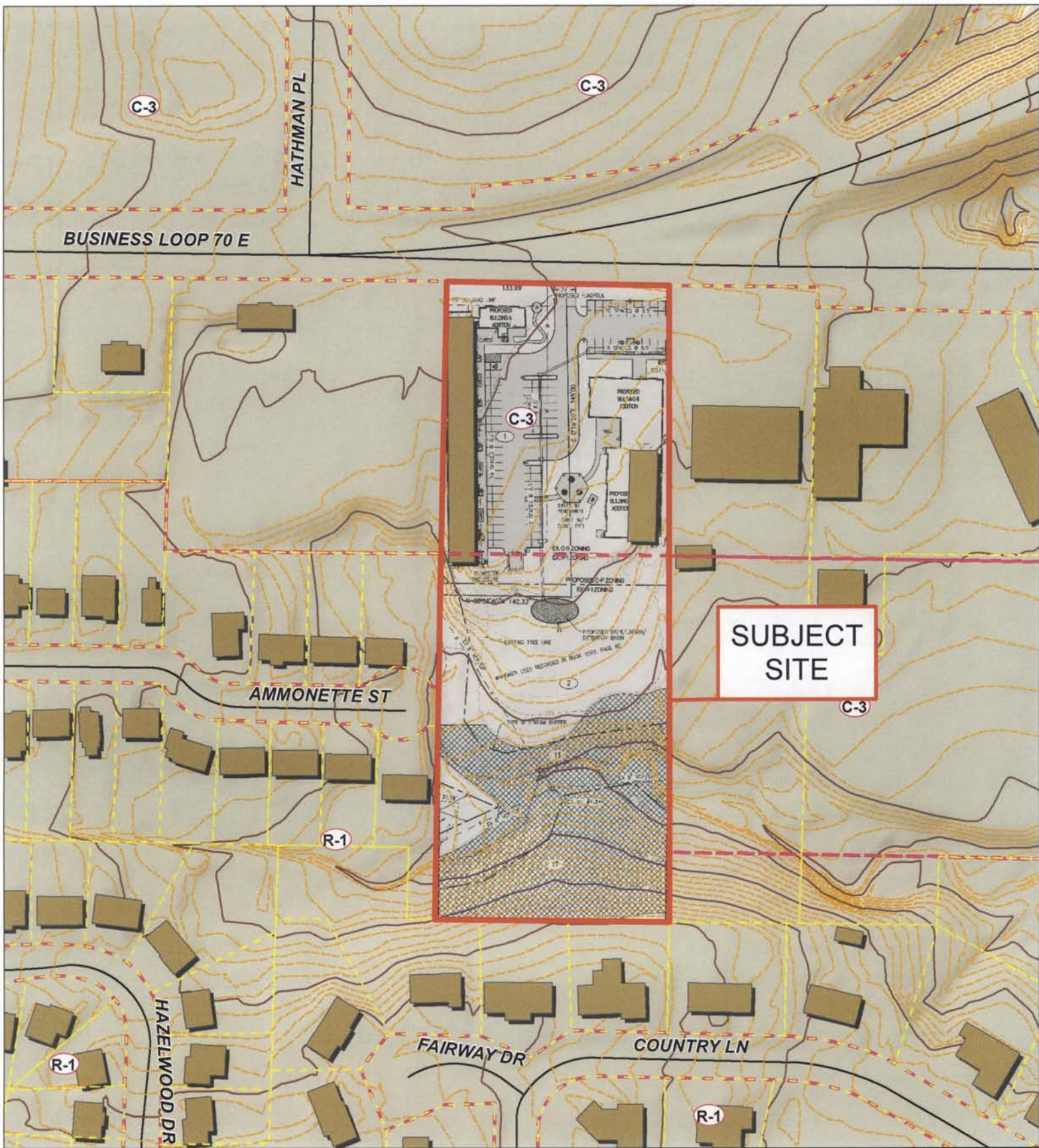


14-106: CHA Veterans's Housing Rezoning & C-P Plan



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 80 160 320
 Feet



14-106: CHA Veterans's Housing Rezoning & C-P 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 80 160 320
 Feet



**City of Columbia
Planning Department**

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

Statement of Intent Worksheet

For office use:

Case #: 14-106	Submission Date: 6/2/14	Planner Assigned: Smith
-------------------	----------------------------	----------------------------

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

1. The uses proposed.

All allowed used in District C-3 and the following allowed use(s) in District C-P:

Temporary Shelter, subject to the following:

(1) A zoning petition for a temporary shelter shall include information about the size and design of the structure, population groups served, length of stay permitted, maximum design capacity and support services provided. These items shall be used to determine if the facility is appropriate for the neighborhood.

(2) A temporary shelter shall not be located within one thousand (1,000) feet of another temporary shelter.

(3) The minimum lot area for a temporary shelter shall be 7,500 square feet. If a proposed temporary shelter structure is larger than 2,500 square feet of gross floor area there shall be provided an additional 1,500 square feet of lot area for each additional 500 square feet of gross floor area within the structure.

(4) The shelter shall submit a semi-annual report to the building and site development division of the community development department stating maximum monthly occupancy level and support services provided by the shelter.

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.

Maximum building floor area is 40,000 square feet.

3. The maximum building height proposed.

45 feet

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.

Minimum existing vegetation: 20%


Minimum landscaping: 40%

Total open space (existing plus landscaping): 60%

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
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.

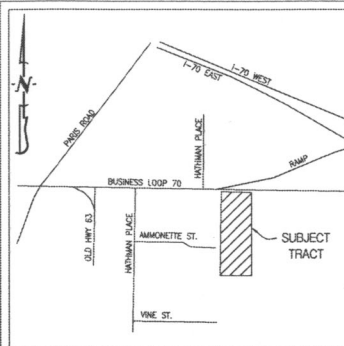
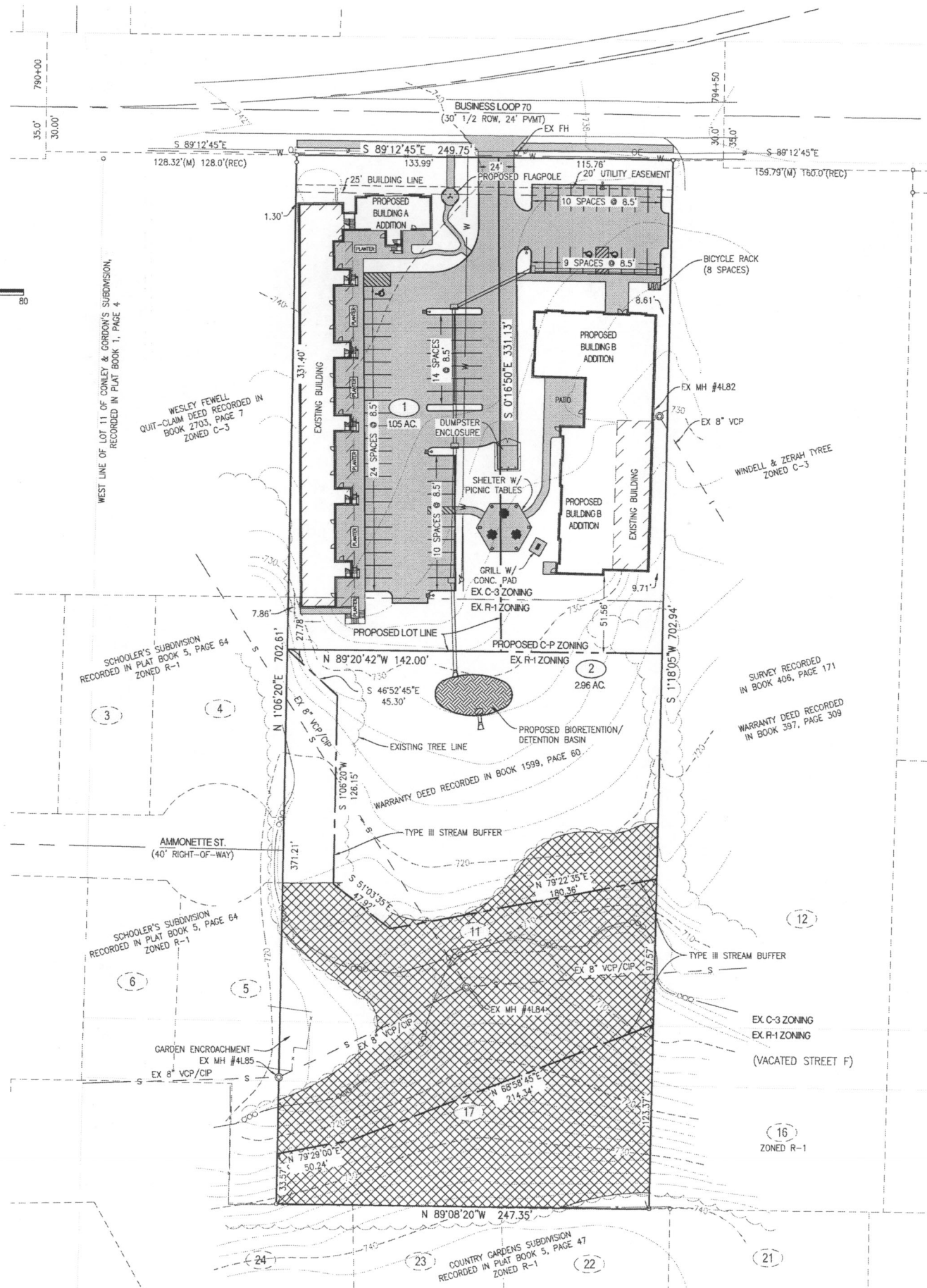
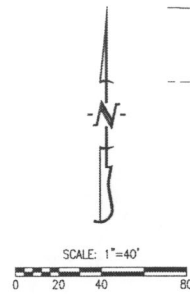
Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



Signature of Applicant or Agent

6/2/14

Date

C-P PLAN AND PRELIMINARY PLAT FOR
VETERANS CAMPUSLOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #14-106LOCATION MAP
NOT TO SCALE

LEGEND:

---	EXISTING 2FT CONTOUR
---	EXISTING 10FT CONTOUR
---	CURB
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
⊙	MANHOLE/CLEANOUT
---	PROPOSED WATERLINE
⊙	PROPOSED LIGHT POLE
---	PROPOSED FIRE HYDRANT
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	BUILDING LINE
---	EASEMENT
XX	PROPOSED LOT NUMBER
XX	EXISTING LOT NUMBER
---	PROPOSED PAVEMENT
---	PROPOSED DETENTION/BIORETENTION
---	CLIMAX FOREST

PARKING CALCULATIONS:

SPACES REQUIRED:	
BUILDING A (APARTMENTS)	
25 - 1 BED UNITS @ 1.5 SPACES PER UNIT	38 SPACES
1200 S.F. OF OFFICE @ 1 SPACE PER 300 S.F.	4 SPACES
BUILDING B (TEMPORARY SHELTER)	
EMPLOYEES: 1 SPACE PER EMPLOYEE	20 SPACES
OCCUPANCY: 1 SPACE PER 4 OCCUPANTS	8 SPACES
HANDICAP SPACES REQUIRED:	3 SPACES
BICYCLE SPACES REQUIRED:	8 SPACES
TOTAL SPACES REQUIRED:	62 SPACES
SPACES PROVIDED:	
STANDARD SPACES PROPOSED:	64 SPACES
HANDICAP SPACES PROPOSED:	3 SPACES
TOTAL SPACES PROPOSED:	67 SPACES
BICYCLE SPACES PROVIDED:	8 SPACES

NOTES:

- TRACT CONTAINS 4.01 ACRES. SITE ADDRESS IS 2112 BUSINESS LOOP 70 E.
- EXISTING ZONING IS CURRENTLY ZONED C-3 & R-1. A PORTION OF THE SITE PENDING REZONING TO C-P.
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 02850, DATED MARCH 17, 2011.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 25' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
- THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230, ARTICLE X OF THE CITY CODE OF ORDINANCES AND AS SHOWN BY THE COLUMBIA USGS QUADRANGLE.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45' AS DETERMINED BY THE CITY OF COLUMBIA REGULATIONS.
- PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
- ALL DRIVE, ROADWAY, AND ACCESS ASLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- A MINIMUM OF 25% OF THE CLIMAX FOREST ON THIS TRACT SHALL BE PRESERVED IN THE LOCATIONS DEPICTED ON THIS PLAN. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
- ANY SIGNAGE WOULD BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS FOR THIS SITE.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 11 & 17 AND THE VACATED RIGHT-OF-WAY OF STREET F OF CONLEY & GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4, AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1599, PAGE 60 AND THE SURVEY RECORDED IN BOOK 400, PAGE 222 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 1599, PAGE 60, AND SHOWN BY SAID SURVEY RECORDED IN BOOK 400, PAGE 222, THENCE WITH THE LINES THEREOF, N 1°06'20"E, 702.61 FEET TO THE SOUTH RIGHT-OF-WAY LINE BUSINESS LOOP 70 EAST; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 89°12'45"E, 249.75 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID SURVEY, S 1°18'05"W, 702.94 FEET; THENCE N 89°08'20"W, 247.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.01 ACRES.

OWNER:

POONAM INC.
2112 BUSINESS LOOP 70 E
COLUMBIA, MISSOURI 65201

PURCHASER:

COLUMBIA HOUSING AUTHORITY
201 SWITZLER STREET
COLUMBIA, MISSOURI 65203

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

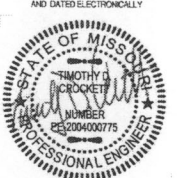
DR. RAMAN PURI, CHAIRPERSON

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

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 25004000775

06/23/2014
DATE

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

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

www.crockettengineering.com

06/02/2014 ORIGINAL
06/23/2014 CITY COMMENTS

CONCEPTUAL LANDSCAPING PLAN FOR VETERANS CAMPUS

LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JUNE 2014

PERVIOUS AREA:

TOTAL LOT AREA	174,669 S.F.
PROPOSED IMPERVIOUS AREA	53,188 S.F. (30%)
PROPOSED PERVIOUS AREA (OPEN SPACE)	121,481 S.F. (70%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 40%.

LANDSCAPE COMPLIANCE:

TOTAL PAVED AREA:	24,914 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	6 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	82 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	41 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	1 TREES
TOTAL TREES REQUIRED:	7 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	3 TREES
TOTAL TREES PROPOSED:	8 TREES
MEDIUM TO LARGE TREES PROPOSED:	4 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	0 L.F.

CLIMAX FOREST:

EXISTING CLIMAX FOREST =	58,700 SQ. FT.
PRESERVED CLIMAX FOREST =	50,010 SQ. FT. (85%)
	MINIMUM TO BE PRESERVED SHALL BE 25%

PLANTING/SCREENING NOTES:

	QUANTITY	PLANT SPECIES
	4	MEDIUM TO LARGE TREE
	4	ORNAMENTAL TREE
		1' TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.
		ORNAMENTAL FENCE SHALL BE DESIGNED SO AT LEAST 80% OPACITY IS ACHIEVED, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE. LANDSCAPING BEHIND FENCE SHALL MEET CITY OF COLUMBIA REQUIREMENTS.

LANDSCAPING / TREE PRESERVATION NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH CHAPTERS 12A-49 AND 29-25 OF THE CITY CODE.

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

DR. RAMAN PURI, CHAIRPERSON

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

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

OWNER:

POONAM INC.
2112 BUSINESS LOOP 70 E
COLUMBIA, MISSOURI 65201

THIS SHEET HAS BEEN SIGNED, SEALED
AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775

06/23/2014

DATE

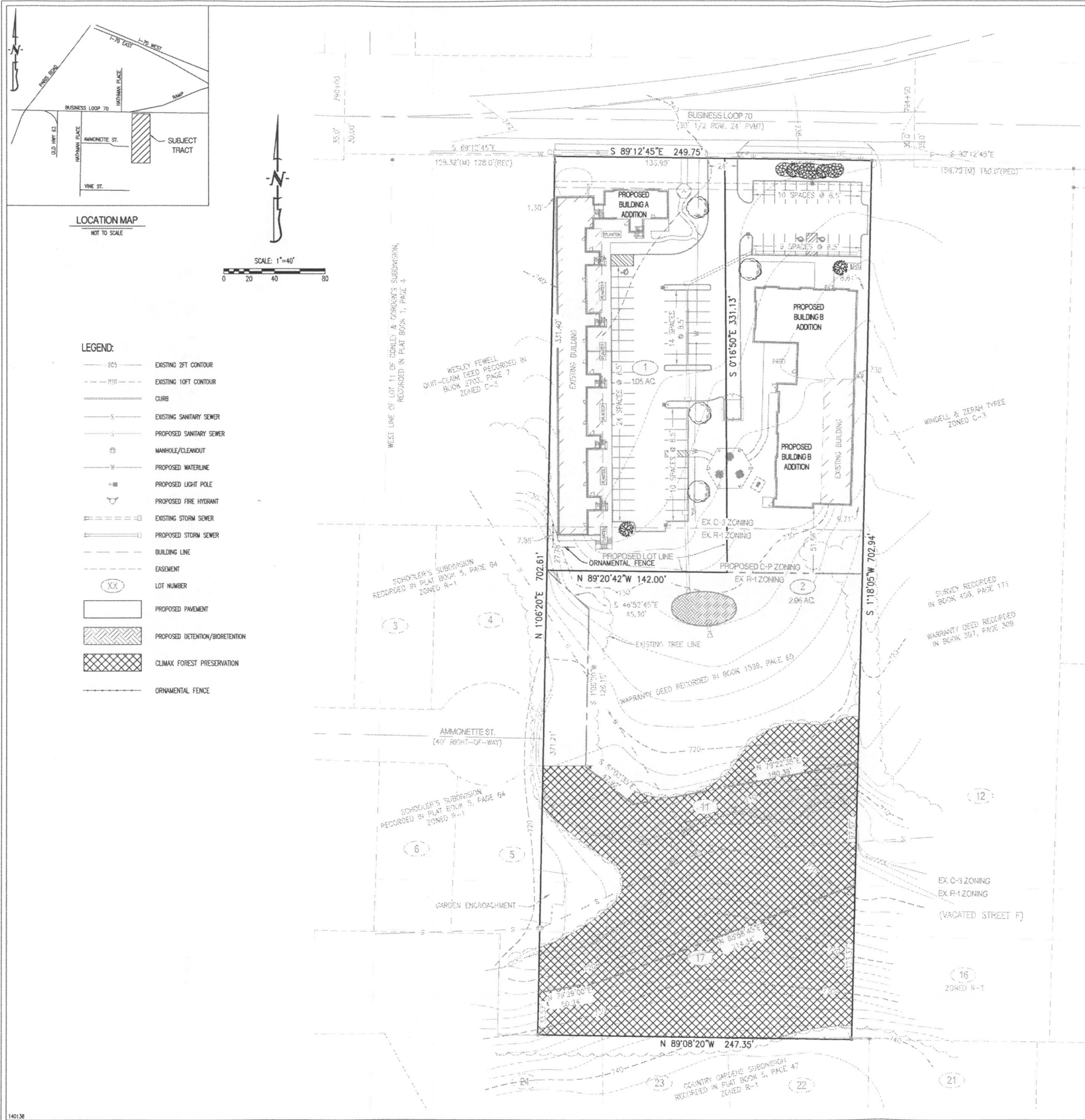
PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

2604 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com

06/02/2014 ORIGINAL
06/23/2014 CITY COMMENTS





**City of Columbia
Department**

For office use:

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

Design Parameters Worksheet Planning

Case #: 14-106	Submission Date: 6/2/14	Planner Assigned: Smith
-------------------	----------------------------	----------------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

0 Feet

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

6 Feet

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

The maximum number of freestanding signs shall be one. The surface area and height shall be in conformance with the current City of Columbia sign regulations.

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. (not applicable to **M-R** districts)

Minimum existing vegetation: 20%
Minimum landscaping: 40%
Total open space (existing plus landscaping): 60%

5. The maximum height and number of light poles and type of fixtures.

The maximum height of light poles shall be 25 feet.
The maximum number of light poles shall be 14.
All fixture shall be shielded and directed inward and downward away from residences, neighboring properties, public streets, and other public areas.



Welcome Home:

Welcome Home structure is a 13,331 square feet building. The height from the grade (1st floor) to the ridge is 40'. All of the clients served are homeless or at risk of homelessness as defined by the HEARTH Act, and all of the clients served are Veterans of the United States Military. Target populations include Veterans at or below 30% of AMI, with chronic disability and/or chronic homelessness, with dependents, and/or those that are elderly. The proposed shelter will also have separate secure space for female Veterans with or without dependents.

Length of stay varies based upon the needs of the individual. There is no minimum stay and our 2013 average stay was 91 days. There has been less than 5 Veterans stay for up to 2.5 years since 2008 while they were appealing VA and/or Social Security claim denials.

The proposed design has approximately 29 individual shelter rooms; 9 will be accessible by separate corridor for female residents, 6 will be furnished with 2 beds for residents with dependents. Maximum capacity will be 40 residents including Veterans and any dependents. Program participants develop an Individualized Personal Plan that reflects the 3 main goals of our program: residential stability, increased skill level and/or income, and greater self-determination. All of our supportive services assist our clients in working toward these goals. Supportive services include stable housing and access to food, clothing, transportation, advocacy, and case management. Residents are offered referrals to other social services, as well as assistance in applying for services and entitlement benefits. Case management services are provided in conjunction with Truman VA care providers.

Per Section 29-17 of the Code of Ordinances the shelter shall submit a semi-annual report to the building and site development division of the community development department stating maximum monthly occupancy level and support services provide by the shelter.

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JULY 10, 2014

Case No. 14-106

A request by Tim Crockett (applicant) on behalf of Poonam, Inc. (owner) to rezone portions of a 4.01-acre property located at 2112 East Business Loop from R-1 (One-Family Dwelling District) and C-3 (General Business District) to C-P (Planned Business District), approve a C-P Development Plan and preliminary plat known as "Veterans Campus," and approve a variance to Section 25-43 relating to required street widths, on a site located on the south side of East Business Loop, 1,000 feet east of Old Highway 63.

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department. As to zoning, Staff recommends approval of the proposed rezoning to C-P and Statement of Intent. As to the Development Plan, Staff recommends approval of the C-P Development Plan for "Veterans Campus" with the condition that a note and graphic be added stating that landscaping shall be installed at the time of residential development to the south on the R-1 zoned lands. As to the Preliminary Plat and Variance, Staff recommends approval of the preliminary plat with associated variance to Section 25-43.

MR. REICHLIN: Are there any questions of Staff? Yes, Ms. Loe?

MS. LOE: Your report identifies that the bicycle pedestrian plan identifies East Business Loop as a pedway.

MR. SMITH: Uh-huh.

MS. LOE: Can you just explain? The site plan appears to show a five-foot sidewalk.

MR. SMITH: Yes.

MS. LOE: Consistent with the pedway requirements?

MR. SMITH: The five-foot sidewalk is the requirement for the development of the property. The pedway is -- is the designation that the bike and ped -- bikeway and pedway plan give Business Loop, which I think -- or signifies that the street could be used as a bikeway at some point, I believe, so -- okay. So there could be potentially an eight-foot sidewalk on one side at some point, but it was not identified on this side for that type of bikeway.

MS. LOE: So you're explaining that the eight-foot sidewalk is going on the -- the north side of East Broadway -- or, I'm sorry -- East Business Loop?

MR. SMITH: That -- you know, the pedway is -- I'm not exactly sure exactly what that does signify. It's in the bike pedway plan, but I think that is -- from my understanding, I thought it was that the street would be considered -- at future development would be that a bike lane could be added, but maybe I might be misinterpreting that, so --

Connect Route Map online, so I could not verify what the nearest bus stop was to this development. And I do feel that any homeless housing should be located near public transportation. The current dark green line, I believe, does run near this, but I would want to confirm where the bus stops are. There do not appear to be any sidewalks along the south side of Business Loop East, so I have some concerns about that, especially considering that the statement from the group indicates that there will be some disabled -- they anticipate some disabled tenants or clients at this location --

MR. SMITH: Uh-huh.

MS. LOE: -- as well. And I know that working with the VA, they're probably going to come under some accessibility guidelines, which really require an accessible route to the sidewalk, which it does appear they have, but also to a public transportation stop, which I'm not saying should be a burden on the proposed owner. But I'm concerned that we do make some accommodation or look at how that can happen.

MR. SMITH: Yeah. I would agree there is no sidewalk installation to the west here, so the -- the travel to the bus stop -- and I did identify the nearest bus lane would be to the west, the Old 63 intersection, which is about 1,000 feet. So it's not directly adjacent to the site, but that is within approximately less than a quarter of a mile, which is a walkable distance. I know if handicapped accessibility has issues -- and I think they may have some information as far as traveling or accommodations made for individuals with that. But at this time there is no direct access as far as a sidewalk to -- to the nearest bus stop, I don't believe.

MR. ZENNER: Ms. Loe, I believe what -- you know, part of what the accessibility issue may also be able to be addressed with is our paratransit system that we have with our bus service. So if disabled tenants within this particular development are needing to be able to be brought to services that are not offered on site, paratransit may be available. There also may be private services that are offered within this particular environment and that is something that potentially the applicant can provide a little bit of an elaboration on. At this point, as you may or may not be aware of, the East Boulevard connection to Conley may result in improvements within this particular area to add additional connectivity to a sidewalk system that is not there today. We would have to go back and look within the Capital Improvement Program in a much broader radius to this project site to find out if there are sidewalk improvements along this portion of the Business Loop that we may not have captured within the staff report as well. So we could have some other public investments here, but at least right off the bat, you have our paratransit system which would provide access to other services that a disabled population may need and then you may have private carriage within the development to allow them to get in and about. As far as for the shelter, the typical -- the typical access to our shelters also is a combination of those opportunities -- people are either showing up on their own via the public transit system or even possibly them being picked up at more generalized locations. So that may be how that is also populated and handled in the absence of greater connectivity.

MS. LOE: All right. That's great. I just think as we add shelters -- I'm very supportive of this type

of project. I think we do need to be looking at the infrastructure that it's tying into so that we are truly supporting the projects and making them work.

MR. SMITH: Thank you.

MR. REICHLIN: Are there any other questions of Staff? I just had one regarding the additional document from Crockett Engineering. Is this -- is there some procedural way we need to address that in our motions or two votes or anything like that?

MR. SMITH: We could -- I think we'll have it separated out. Generally, I think, unless there's objections, the -- the documents, more or less, are combined right now in the C-P Plan, so all the information on both those is one plan right now. So we would be just asking that the preliminary plat be approved, but all they're doing is separating them out into two separate documents, so --

MR. REICHLIN: Okay. Thank you. Seeing no other questions of Staff, we'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: Just a small reminder that we would like to have your name and address upon approaching the podium. I'm not seeing what I would consider organized opposition or proponents. All comments will be limited to three minutes, and I've got my button at the ready.

MR. CROCKETT: I apologize, Mr. Chairman.

MR. REICHLIN: We won't start your time just yet.

MR. CROCKETT: Okay. Here, it kind of got turned off. I'm waiting to get a password here and we'll get logged on and get started. I'll go ahead -- go ahead and start from memory. My name is Tim Crockett, Crockett Engineering Consultants, offices at 2608 North Stadium. This -- this project is being referred to right now as Welcome Home, A Community for Veterans. And as -- there we go -- perfect. Thank you. Thank you. As staff has alluded, that this is a two-part project. This is both for apartments, as well as temporary shelter. More specifically, it's for veterans. It's for homeless and low-income veterans specifically. With me tonight is Phil Steinhaus with the Columbia Housing Authority who will talk about some aspects of the project as well. I think we've talked about the location map. I believe we know where the project is located on the Business Loop. The zoning, the Staff did a good job of identifying the split-zoned property between C-P and R-1. Of course, we are rezoning the property from C3 to C-P and remaining -- leaving the other portion as R-1. This must be a first time -- it's a first time for me. I cannot recall coming to the Planning and Zoning Commission and asking for an open C-3 to be zoned a C-P, but it's certainly what we're doing here because that's what allows the shelter to take place. Here's some existing photos of the existing site. It is the old Deluxe Inn Hotel. You can see the structures on the property and don't mind that chummy fellow; he's another consultant that gets in the way sometimes. But you can see the site is in disrepair. You can see the site is old. It's needing some updating in the -- in the worst way. We'll state on this site specifically, these buildings are going to remain in place. We've done a structural evaluation, and we can salvage these buildings, which I think is very important. We're not just tearing down a site and rebuilding it, we're utilizing what's there and building on to it, and I think that's -- that's very nice for the area. Of course, here's the C-P plan that we've discussed. I would like to talk a

little bit about why we're expanding our C-P zone to the south. Why are we capturing some of the R-1 and bringing it to the south. The reason for that is, is the -- the long building on the west side -- and I apologize -- the pointer is not showing up on the screen -- there's an access point that goes around that building to get to the rear of the building. That access point kind of hooks down to the south. And so, in discussion with City staff, we thought that it would be best just to make sure that we cover all of the aspects of that building and the accessible routes to that building that we pull that portion down to make sure it's all captured in the -- in the commercial district, and that's the reason why we are asking for a little bit of additional property to be rezoned to C-P. Of course, here's the little zoomed-in section of it. Here's some architectural renderings of the site. You can see that the buildings that we had before are nothing like what we're going to propose. We're changing the aspects out here completely. We think that the site deserves that, the tenants that we're catering to deserve that, and it's going to be a nice -- nice redevelopment of the property. So you can see that we're not just taking an old hotel, putting a little paint on it, calling it good, and saying, hey, here we go. We're adding a roof line to it, giving it an architectural feel. We're adding planters out front and porches, adding security around the buildings, so it's not like a hotel where you have a balcony that you can run from end to end. They're going to be divided so that you can't -- can't go that route. Some of the highlights of this site, it's redevelopment of an existing site in need of repair, and it repurposes an out-of-date facility. It protects the neighbors with adequate screening, and it provides a much needed housing element within our community. And I can't -- I can't express that enough. Until I started working on this project did I really understand how many homeless veterans we have in this community. And really that -- that -- that statistic is really quite shameful, and I'm, you know, glad to be working on this project because it's -- it's nice to see how we're transforming this -- taking an open tract of C-3 land out of disrepair and turn it into a C-P development that has controls of a planned district. We have met with the representatives of the neighborhood. We met with them numerous times, public meetings -- and I apologize Mr. Reichlin, I'll wrap up. We met with them numerous times. The Housing Authority has met with them individually in groups. We believe we have a -- have their support. They have some concerns -- traffic buffering, sanitary sewers. We've addressed all those. I'll be happy to go into any of those further. I know I'm out of time. I'll be happy to go into any of that should you have questions about that. And again, in conclusion, I think we've covered everything. So with that, I'll be happy to answer any questions and, if not, Mr. Steinhaus would be happy to discuss about more specifics of the project.

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

MR. CROCKETT: Thank you.

MR. STEINHAUS: Good evening. I'm Phil Steinhaus, CEO of the Columbia Housing Authority, with offices at 201 Switzler Street. We appreciate the time you are spending looking at this. I think we have a great project here to help homeless veterans. It's actually a partnership between the Columbia Housing Authority, the Truman VA, and Welcome Home, Inc. Welcome Home is a -- is a shelter for veterans. Truman VA and Columbia Housing Authority partner together on the Veterans Affairs Supportive Housing Program, so we provide housing vouchers to homeless veterans and they get

supportive services through the VA. So since the inception of this program, we currently have 85 housing vouchers -- VASH vouchers for these veterans, and since 2008, we've helped over 200 homeless veterans off the street. Many have moved on into independence or onto a regular Section 8 voucher without supportive services. So the really great thing about this project is it puts everything all in one place. I certainly appreciate your concerns about accessibility. It's difficult to find a location where we can have close proximity to jobs, to goods and services, to transportation, et cetera, and that also fits in with the community, it has neighborhood acceptance, and everything. You try to put all those pieces together, it's -- it's really tricky. So we certainly hope the City will invest in helping to connect our site to good transportation services, like sidewalks, et cetera. So we think it's in a pretty decent location considering some of the other places that we had to look at, so -- but one of the really exciting pieces about this project is we already have the operational costs in place, so we will have a permanent rent subsidy that's attached to the 25 apartments that we'll create. They'll be one-bedroom apartments, 85 persons -- 85 percent of the persons in our VASH program are single persons, so -- so they're eligible for a one-bedroom voucher, not a five-bedroom voucher. So we have a real shortage of one-bedroom apartments in this community due to the student housing demand, and so we just don't see local developers developing one-bedroom apartments that really meet our need. In fact, 90 percent of the people that are on our waiting list for public housing and Section 8 are waiting for one-bedroom apartments. But a really exciting part about the Welcome Home aspect of it is that they have a large grant through the VA to provide health care for homeless veterans and counseling services, et cetera. So what we failed to mention is that -- that northern part of the Welcome Home site is actually going to be a supportive services center, so it'll have offices and it will have staff on place. They'll have rooms for counseling; they'll have a full kitchen and dining room. And the building will also be divided so that it can serve female veterans as well as male veterans and you can also have doorways between rooms so you can serve families. So someone can come right off the street and get shelter services and meals and be connected with what they need while they're then connecting them with the VA right there on the site and hopefully then transitioning directly into one of our VASH apartments on the other side, and they would continue to receive that support throughout the process. And once they are stable enough to make it on their own, then they will continue to receive housing assistance through the Housing Authority through a Section 8 voucher. I'd be happy to answer any questions you have.

MR. REICHLIN: Do you have any questions of this speaker? I have one. With regard to the VASH Program and Section 8, is there -- can you give us a demographic breakdown or percentages or what you foresee? Is it going to be solely for veterans and homeless, or will there be the potential for other clients?

MR. STEINHAUS: No. They have to be homeless veterans. They don't have to be homeless, but they have to be veterans on a VASH voucher.

MR. REICHLIN: Veterans. Okay. So it's specifically --

MR. STEINHAUS: And they have to be participating in services with the VA through the VASH program. So for every 25 units, they get one supportive services caseworker.

MR. REICHLIN: Right.

MR. STEINHAUS: So that's why we are adding the extra units out on the street. One, to change the face of it, but also to get us up to that 25 number so we can get the full-time supportive services worker. So neighbors have been very supportive, too. Note that we met with them on Tuesday again to review some of the sewer concerns that -- that the folks on Ammonette had, and City Staff showed up and showed that basically that sewer line had been recently lined, and so they're really -- allayed their fears about any kind of sewer backups that might occur associated with this use.

MR. REICHLIN: Thank you. Are there any other questions of this speaker? Seeing none, thank you very much.

MR. STEINHAUS: Thank you.

MR. REICHLIN: Anybody else wishing to speak in support of this proposal and/or opponents of this proposal, now would be the time. Seeing none.

PUBLIC HEARING CLOSED

MR. REICHLIN: And open it up to comments of Commissioners? Mr. Stanton?

MR. STANTON: Mr. Chair, this is a very unique and innovative project. I plan to support it.

MR. REICHLIN: Anybody else? I'd like to say that I also intend to support it. I'm glad to see that the cooperation between the two agencies are occurring to benefit a portion of our community that has served and sacrificed and it's just a small token to be able to engage in this kind of a project and have it be supportive of their needs. So I, as well, intend to support it. Anybody care to shape a motion?

MS. LOE: Do we have to do a couple motions on this one?

MR. REICHLIN: I was asking about that. Yeah.

MS. LOE: Right. I saw the recommendations, but are those different motions?

MR. ZENNER: My suggestion would be that the motions be framed to break the project down in its component parts. You have a zoning and a C-P site plan, and that C-P site plan has a variance request with it, so your motion would need to include the variance for the screening as it relates to the C-P. And then you a preliminary plat with a variance related to the street-width standards, which is Section 25-43. So it would be two motions, one which includes both zoning and site plan with the variance, and then the preliminary plat with the variance for right-of-way. And if you would choose, you can do it in three and that would be to just separate the C-P and variance from the zoning action. It's entirely left up to you.

MS. LOE: I'll start with the first motion and we'll see how far -- if I get one or two pieces out of this. So move to approved the proposed rezoning of the C-P and Statement of Intent including -- let's try to get the second one in here -- including approval of the C-P Development Plan for Veterans Campus with the condition that a note and graphic be added stating that the landscaping shall be installed at the time of residential development to the south on the R-1 zoned lands.

MR. ZENNER: And variance.

MS. LOE: And approval of the variance.

MR. SMITH: I don't think that's included in -- in my statement there, but that would be the best

way to phrase it would be the approval of the C-P plan with the requested variance to the screening with the condition that the --

MS. LOE: Got it.

MR. SMITH: -- the note be added to the C-P plan.

MS. LOE: Right. Right. The variance to the screening with the note added correctly; correct?

MS. BURNS: Second.

MR. REICHLIN: Ms. Burns. Thank you very much. Any discussion on this motion? Seeing none. May we have a roll call, please?

MR. STRODTMAN: Yes. On this first one for Item 14-106.

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

MR. STRODTMAN: The motion will be forwarded to City Council for a recommendation of approval.

MS. LOE: Okay. I'll do the second one, too.

MR. REICHLIN: You're brave.

MS. LOE: Motion to approve the preliminary plat associated with the variance to Section 25-43.

MR. SMITH: Yeah.

MS. LOE: Was that enough?

MR. SMITH: Uh-huh.

MR. STRODTMAN: And I second it.

MR. REICHLIN: Mr. Strodtman, second. Seeing no need for discussion, we'll have a roll call, please.

MR. STRODTMAN: Okay. The same Item 14-106, but the second recommendation.

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

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

MR. REICHLIN: Moving right along.