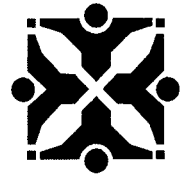


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 136-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 4, 2014

Re: Veterans Campus - preliminary plat (#14-130)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

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

Executive Summary

A request by Tim Crockett (applicant) on behalf of Poonam, Inc. (owner) for approval of 2-lot preliminary plat to be known as "Veterans Campus", and an associated variance to Section 25-43 (Street Widths) to reduce the required right of way width, on a site located on the south side of East Business Loop, 1,000 feet east of Old Hwy 63. (Case #14-130)

Discussion

The applicant is seeking approval of a two-lot preliminary plat and a variance to the Section 25-43 (Street Widths) of the Subdivision Regulations that requires a 38-foot half-width right of way for a major collector (Business Loop). The 4.01-acre lot is currently improved with two existing buildings that are used as a hotel and an associated off-street parking lot. The preliminary plat would divide the property into two separate lots. Lot 1 would include the building on the west side of the property and would be 1.05 acres, and Lot 2 (2.96 acres) would include the building on the east side of the lot as well as approximately the south half of the overall property. All relevant staff reviewed the preliminary plat and find that it meets all the technical requirements of the zoning and subdivision regulations aside from the requested variance.

As a note, this request is associated with case #14-106, which is a request for rezoning and a C-P Development Plan for "Veterans Campus". The attached Planning and Zoning Commission report includes discussion on both requests.

Typically when a C-P plan is submitted it serves as a preliminary plat (if required); however, in this instance given that the subject property is zoned both R-1 and C-P (pending approval), the R-1 portion can not be considered a part of the C-P plan (and thus, cannot be combined into one preliminary plat). As part of the Planning and Zoning Commission's review of the rezoning and C-P development plan request a combined C-P development plan and preliminary plat was submitted; however, staff requested that the applicant submit the attached preliminary plat as a separate document in order to comply with the Subdivision Regulations.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



The requested variance to Section 25-43 would allow a 30-foot half-width right of way (which is the existing right of way) when a 38-foot half-width is required. MoDOT representatives and the City's traffic engineering department previously reviewed the request and have indicated that no additional right of way is required to accommodate future widening of the roadway given the amount of existing right of way. In addition, the FY14 CIP does not include any future street projects for Business Loop within the next 10 years. Therefore, staff recommends approval of the variance.

At its meeting on July 10, 2014, the Planning and Zoning Commission voted unanimously to recommend approval of the preliminary plat and associated variance (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), preliminary plat, and excerpts from the meeting's minutes are attached.

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 "Veterans Campus" preliminary plat.

Legislative History

None.


Department Approved


City Manager Approved

Introduced by _____ Council Bill No. R 136-14

A RESOLUTION

approving the Preliminary Plat for Veterans Campus; and granting a variance from the Subdivision Regulations regarding dedication of street right-of-way.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Preliminary Plat for Veterans Campus, as certified and signed by the surveyor on July 11, 2014, a subdivision located on the south side of East Business Loop and east of Old Highway 63 (2112 E. Business Loop), containing approximately 4.01 acres, and hereby confers upon the subdivider the following rights for a period of seven years from and after the date of this approval:

- A. The terms and conditions under which the Preliminary Plat was given will not be changed.
- B. The subdivider may submit on or before the expiration date the whole or any part of the subdivision for approval.
- C. The time for filing the final plat may be extended by the Council for a specified period on such terms and conditions as the Council may approve.

SECTION 2. Prior to approval of the Final Plat of this Subdivision, the subdivider shall have completed the improvements required by the Subdivision Regulations, or in lieu of completion of the work and installations referred to, present security to the City Council with surety and conditions satisfactory and acceptable to the City Council, providing for and securing the actual construction and installation of the improvements and utilities within a period of seven years; or put the City Council in an assured position to do the work, obligating the developer to install the improvements indicated on the plat, provided that no occupancy permit will be issued to any person for occupancy of any structure on any street that is not completed in front of the property involved, or the utilities have not been installed to the satisfaction of the City.

SECTION 3. Subdivider is granted a variance from the requirement of Section 25-43(1) of the Subdivision Regulations so that dedication of a 30-foot half-width right-of-way shall be allowed along the East Business Loop frontage rather than the required 38-foot half-width.

ADOPTED this _____ day of _____, 2014.

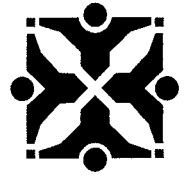
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

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

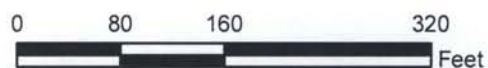
Approved by Patrick Zenner

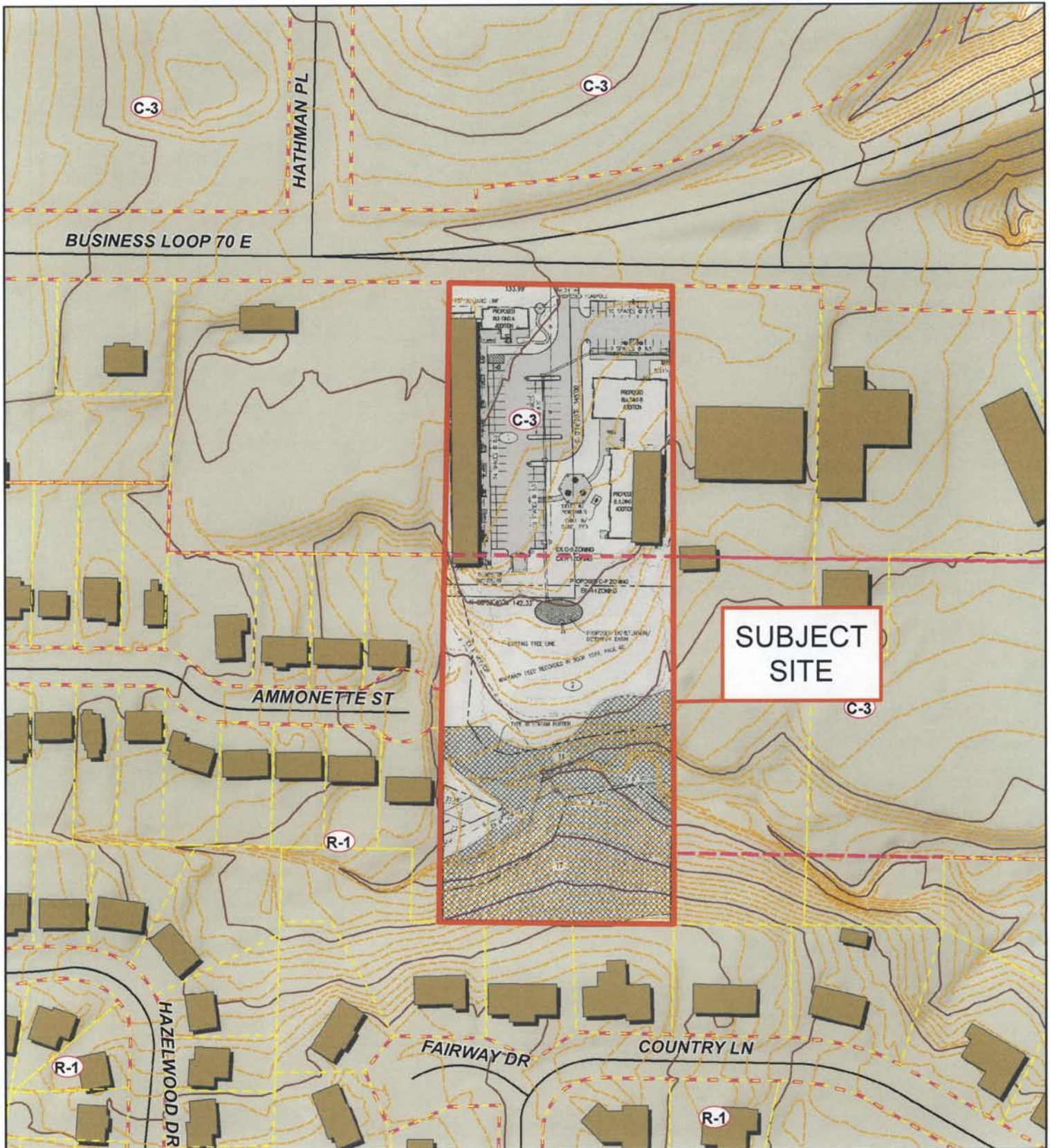


14-106: CHA Veterans's Housing Rezoning & C-P Plan



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

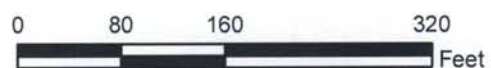




14-106: CHA Veterans's Housing Rezoning & C-P Plan



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





**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

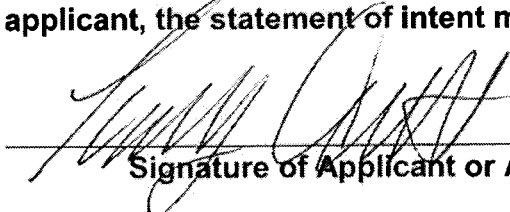
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

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.

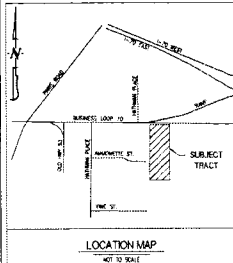


Signature of Applicant or Agent

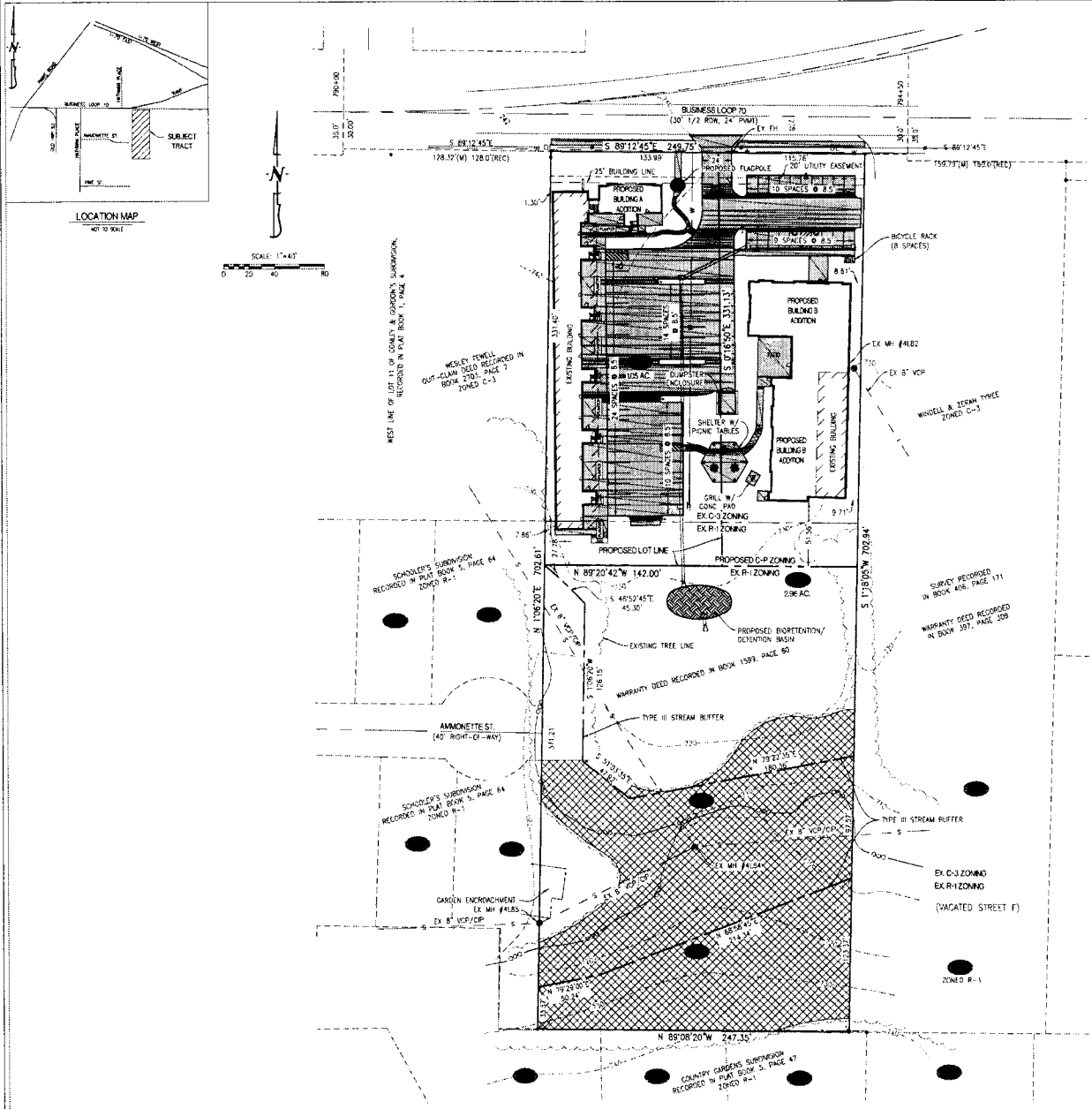
6/2/14

Date

C-P PLAN AND PRELIMINARY PLAT FOR
VETERANS CAMPUS
LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #14-106



SCALE: 1"=40'



- LEGEND:**
- EXISTING SET BACK
 - EXISTING 10' SET BACK
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERLINE
 - PROPOSED LIGHT POLE
 - PROPOSED FIRE HYDRANT
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING LOT NUMBER
 - EXISTING LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED DETENTION/RETENTION
 - CLIMATE FOREST

- NOTES:**
- TRACT CONTAINING 4.01 ACRES. SITE ADDRESS IS 2112 BUSINESS LOOP TO E.
 - EXISTING ZONING IS CURRENTLY ZONED C-2 & R-1. A PORTION OF THE SITE PENDING BECOMING TO C-P.
 - THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 25010C K0500, DATED MARCH 12, 2011.
 - ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHTS SHALL NOT BE EXCEED 25' IN HEIGHT. TRACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS.
 - THIS TRACT IS REGULATED BY THE STORM WATER REQUIREMENTS IN SECTION 22A-230, ARTICLE 4 OF THE CITY CODE OF COLUMBIA AND AS SHOWN BY THE COLUMBIA URS QUADRANGLE.
 - THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45' AS DETERMINED BY THE CITY OF COLUMBIA REGULATIONS.
 - PROPOSED DETENTION/RETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
 - THE MAXIMUM RELEASE DATE FROM THE 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 ASSESS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - A VARIATION OF 20% OF THE CLIMATE FOREST ON THE TRACT SHALL BE PRESERVED IN THE LANDSCAPE DETECTED ON THIS PLAN. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DEVELOPMENT.
 - ANY SPACING WOULD BE IN CONFORMANCE WITH THE CITY OF COLUMBIA SIGN REGULATIONS FOR THIS SITE.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF LOTS 11 & 17 AND THE VACATED RIGHT-OF-WAY OF STREET F OF COUNTY & 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 80 AND THE SURVEY RECORDED IN BOOK 402, PAGE 227 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARKING CALCULATIONS:

SPACES REQUIRED: BUILDING A (APARTMENTS) 22 - 1.80 SPACES @ 1.5 SPACES PER UNIT 1000 S.F. OF OFFICE @ 1 SPACE PER 300 S.F.	38 SPACES 4 SPACES
BUILDING B (TEMPORARY SHELTER) EMPLOYEES: 1 SPACE PER EMPLOYEE OCCUPANCY: 1 SPACE PER 4 OCCUPANTS	20 SPACES 8 SPACES
HANDICAP SPACES REQUIRED: BICYCLE SPACES REQUIRED:	2 SPACES 8 SPACES
TOTAL SPACES REQUIRED:	62 SPACES
SPACES PROVIDED: STANDARD SPACES PROPOSED: HANDICAP SPACES PROPOSED: TOTAL SPACES PROPOSED:	64 SPACES 3 SPACES 57 SPACES 8 SPACES
BICYCLE SPACES PROVIDED:	8 SPACES

OWNER:
POONAH INC.
2112 BUSINESS LOOP TO E
COLUMBIA, MISSOURI 65201

PURCHASER:
COLUMBIA HOUSING AUTHORITY
20 SWITZLER STREET
COLUMBIA, MISSOURI 65203

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

DR. PAMAR PURL, CHAIRPERSON

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

ROBERT MCNEEL, MAYOR

SHEILA AMAL, CITY CLERK



PREPARED BY:
GROCKETT
ENGINEERING CONSULTANTS
2604 North Station Boulevard
Columbia, Missouri 65208
(620) 447-0090
www.grockettengineering.com

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	174,889 S.F.
PROPOSED IMPERVIOUS AREA	55,168 S.F. (31%)
PROPOSED PERVIOUS AREA (OPEN SPACE)	121,481 S.F. (69%)

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

LANDSCAPE COMPLIANCE:	
TOTAL PLANT AREA:	24,814 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,000 S.F.:	6 TREES
LENGTH OF PROPOSED PARKING WITHIN 30' OF R/W:	82 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (500):	41 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	1 TREES
TOTAL TREES REQUIRED:	7 TREES
MEDIUM TO LARGE TREES REQUIRED (20%):	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 +	50,700 SQ. FT.
PROPOSED CLIMAX FOREST +	30,010 SQ. FT. (64%)
	MINIMUM TO BE PRESERVED SHALL BE 20%.

PLANTING/SCREENING NOTES:	
QUANTITY	PLANT SPECIES
4	MEDIUM TO LARGE TREE
4	ORNAMENTAL TREE
1	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 SOME OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.
1	ORNAMENTAL TREES SHALL BE DESIGNED SO AT LEAST FOR SPACING IS FURNISHED, 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

1. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
3. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
4. LANDSCAPING SHALL COMPLY WITH CHAPTERS 12A-48 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 MICHAEL WORTH

SHELIA ANN, CITY CLERK

OWNER:
POONAM INC.
212 BUSINESS LOOP 70 E
COLUMBIA, MISSOURI 65201

THIS SHEET HAS BEEN REVIEWED AND
HAS BEEN APPROVED:



TIMOTHY D. CROCKETT, 200400075

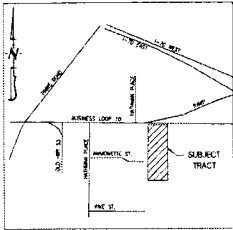
06/23/2014

DATE

PREPARED BY:
CROCKETT

2424 N. N. in Madison Boulevard
Columbia, Missouri 65201
(314) 447-0777
www.crockettengineering.com

06/22/2014 CROCKETT
06/23/2014 CITY COUNCIL



LOCATION MAP
NOT TO SCALE

SCALE: 1"=40'

LEGEND:

- LOT
- EXISTING SITE CONTOUR
- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/ACCESS
- PROPOSED WATERLINE
- PROPOSED LOT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- LANDSCAPE
- LOT NUMBER
- PROPOSED FENCE
- PROPOSED DETERMINATION/PROTECTION
- CLIMAX FOREST PRESERVATION
- ORNAMENTAL FENCE



**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.

PRELIMINARY PLAT FOR VETERANS CAMPUS

LOCATED IN SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #14-106

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
- PROPOSED LOT NUMBER
- EXISTING LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- CLIMAX FOREST

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 PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 02850, DATED MARCH 17, 2011.
- 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.
- 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 AISLE 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, 2004000775

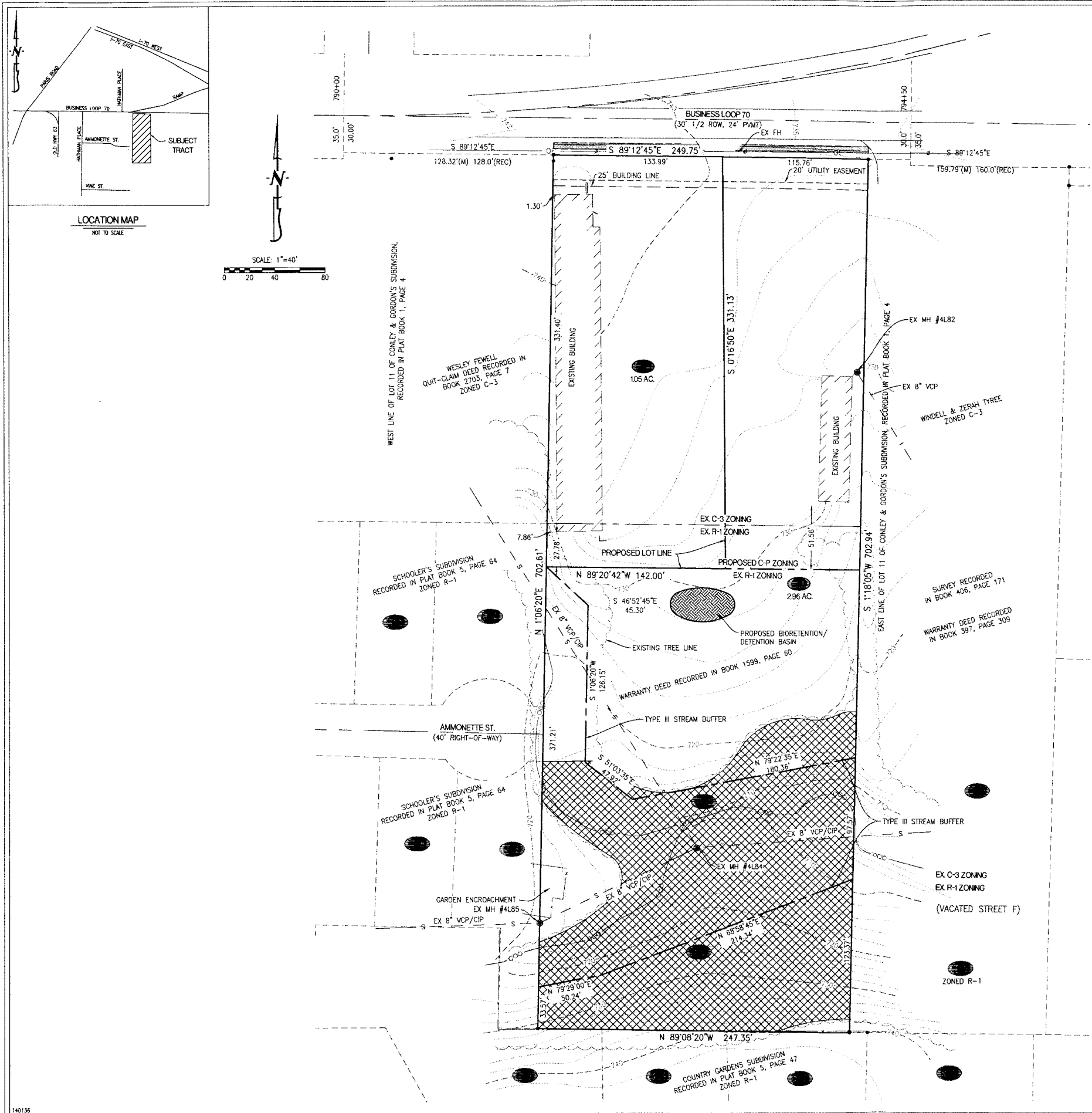
07/11/2014
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0252

www.crockettengineering.com

06/02/2014 ORIGINAL
06/23/2014 CITY COMMENTS
07/09/2014 CITY COMMENTS
07/11/2014 CITY COMMENTS



LOCATION MAP
NOT TO SCALE

SCALE: 1"=40'

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JULY 10, 2014

Case No. 14-108

A request by Tim Crockett (applicant) on behalf of Tori-ben Farms, LLC (Owner) for approval of an 87-lot PUD Development Plan and preliminary plat on PUD-4 (Planned Unit Development) zoned land, to be known as "Woods Edge," and an associated variance to Section 25-47(a) (Terminal Streets) relating to the street length of Harbor Town Drive. The 57.2-acre subject property is located on the west side of South Rolling Hills Road, 1,700 feet south of East Richland Road.

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 the Development Plan, Staff recommends approval of the proposed PUD Development Plan, subject to the condition that Harbor Town Drive complies with Section 25-47. As to the Variance, Staff recommends denial.

MR. REICHLIN: Are there any questions of Staff? Seeing none, we'll open up the public hearing.

PUBLIC HEARING OPENED

MR. CROCKETT: Sorry, Mr. Reichlin. I apologize. Tim Crockett, Crockett Engineering, 2608 North Stadium. I'm here on behalf -- tonight on behalf of the developer as well as the current property owner for the subject property known as "Woods Edge." I think Mr. Smith gave the location map of the site, as well as the current zonings of the area. It is currently zoned PUD 4. We have other PUDs, higher density PUDs R-1s, and commercial zoned properties in the area. As you can see, here's a copy of the PUD plan. You've seen that before. I'd like to go run some of the highlights of this development. What we're proposing is a density -- a development density of about one and a half units per acre when the current zoning allows for four units per acre. What that allows us to do, it allows us to preserve additional green space, additional draws, additional climax forest. Right now, the PUD plan would preserve approximately 20 and a half acres or 35 percent of the entire site just in common space alone. And that doesn't include the climax forest that would be on -- on private lots or the open green space that's on private lots. The requirement is 25 percent for the entire piece of property. We hit 35 percent just in the common lots alone without even talking about what's going to be on the private property. The development has adequate infrastructure already in place. Rolling Hills Road is an improved roadway. All the utilities are either on or adjacent to the property, and can be extended relatively easy across the street, so this is a site that currently has all the infrastructure nearby. It would construct an east-west collector in the area. That's a major collector under the Major Roadway Plan that not only serves this development, but serves everything north of WW in that vicinity, and that's something that the City has been looking for for quite some time. It was mentioned back in 2010 on the rezoning of this property and

currently this development would extend. It would be the first development in this area, kind of gets the ball rolling for that -- for that major collector in that area. We did perform a traffic study on the site, and it performed -- and it showed no adverse impacts on the surrounding area or the intersections, and we think that was -- that's very important to note and very important to look at was what's our traffic going to do in the area and how is it going to be addressed. I would like to hurry up and get to the variance. I know, Mr. Reichlin, I'm -- I'm short on time. But the variance request, we would respectfully disagree with Staff. We understand where they're coming from, and we respect the standards, but in this specific case, we feel that we would like -- we would like consideration for the variance for the cul-de-sac length. This is similar to other cul-de-sac variances we have received in the recent past, both in Old Hawthorne, Cascades, The Gates, oh, Thornbrook. There's numerous instances where variances on cul-de-sac lengths just like this have been granted. A couple of items I would like to talk about. First of all, if this was a 750-foot length cul-de-sac with minimal sized lots, we're talking the same, if not fewer, lots on this development than would be shown on another development, so it's not a unit count number. Furthermore, we also have a cul-de-sac basically mid-block, and I'm sorry, the pointer doesn't show up, but we have another point mid-block that would provide adequate turn-around space for vehicles, trash collection, school buses, emergency vehicles, so we don't have to go the entire length. The real reason why we want this cul-de-sac variance is that we feel that long term, if that cul-de-sac bulb was punched out to the collector street that runs east and west through there, we foresee that the intersection of Rolling Hills Road and this new collector street being built through there, that intersection is going to be a major intersection in the future. The City Staff has already advised us that they think it will be, and they've already -- they're already looking for additional right-of-way from us so that they can build a larger intersection. We feel that that being punched out and having another access point on that major collector, we feel that we can alleviate all of that. Given the distance from that location to the intersection, we can alleviate that with a -- with a cul-de-sac variance. So we strongly ask that you consider that variance for this request, and I would be happy to answer any questions.

MR. REICHLIN: Any questions of this speaker? Seeing none. Thank you, Mr. Crockett. Are there any other -- anybody else who would like -- care to comment on this matter, either for or against? Seeing no one, we'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners? Mr. Strodtman, you look like you're ready.

MR. STRODTMAN: I'll break the ice. It looks like somebody needs to. Yeah. I plan on supporting the project. I think it's a good project. It's a good use of the topography in the area that they're working with. You know, I kind of also will probably lean towards giving them the variance on the cul-de-sac for a couple of reasons. One, I live on a cul-de-sac and I love it, so I tend to like cul-de-sacs. Two, I kind of agree it seems like it's really close to the entrance, and if that continues -- this development continues to the west, you know, I think that intersection continues just to become that more traveled and busy, and having that roadway that close does seem to be awfully tight even though I know the City

probably obviously looked at that, but that's probably a variance that I'll probably tend to support.

MR. REICHLIN: Anybody else care to comment? Ms. Loe?

MS. LOE: I just have a question for Staff about the situation that Mr. Crockett brought up. Do you have any comment on that?

MR. SMITH: Which situation -- I'm sorry? With the location of the street?

MS. LOE: Location of the intersection --

MR. SMITH: Okay.

MS. LOE: -- and if -- if the cul-de-sac gets brought through --

MR. SMITH: Uh-huh.

MS. LOE: -- that it is proximate to the intersection of the two -- of the collector?

MR. SMITH: And -- and I spoke with engineering or the traffic engineer on this and they thought there could be a location there that would -- could be brought into -- and I forget the name of the street now -- Spyglass Drive, and still have adequate distance there. I think maybe a better alternative actually would be -- if we can go back -- is to reduce the length of this and basically add a bulb off this way to access this property here. So you would reduce this street to -- to a compliant length, but then you would have basically -- similar to these cul-de-sacs off the side that would come this direction and then access this property, and so the -- it would still be accessible and developable at this point, but the -- the main cul-de-sac would be less than the 750-foot length. And generally you try to have a cul-de-sac length that complies to -- kind of reduce the impact of -- of so many units all coming into one location and each -- basically, at this -- in this situation, like we have over 30 units will be accessing this one street through one entrance, and the amount of traffic through this one street, it would be funneling basically everyone in there, so that's why you try to have a terminal length maximum and also it does have to do with emergency services, the distance they have to travel down a one-way street to access all the property. So we feel there is -- there is a way to comply with that terminal street length and still have adequate -- or make the area still accessible for development by the developer.

MS. LOE: How long is Brandon Dunes?

MR. SMITH: I don't know the exact length of that, but I do know it's -- it does -- it is less than 750 feet.

MS. LOE: And a cul-de-sac by definition is simply any road that terminates?

MR. SMITH: A terminal street is one that ends in a cul-de-sac, but then is basically -- some -- one that terminates at the edge of a property with future connection in mind wouldn't be considered to be a terminal street.

MR. REICHLIN: Ms. Russell?

MS. RUSSELL: I still think I'm going to support the variance. I think it's going to put undue work on the -- and cost on the developer to do this and -- which ultimately will make the property owner have to pay more. I don't feel comfortable that there are a lot of other options that the City is offering, and the topography issue. So I'm going to support the variance.

MR. REICHLIN: Ms. Burns?

MS. BURNS: I appreciate Staff's work on this and my thought is that the people that are driving down this cul-de-sac live there, so they're going to be respectful of the speeds in which they travel. They're traveling to their homes. I live on a street that ends in a cul-de-sac, and so I think by other alternatives, you might encourage people cutting through with increased traffic speeds. And so I think I would support the variance.

MR. REICHLIN: Ms. Loe?

MS. LOE: I have another question for Staff. And so you just mentioned that your concern for this length of cul-de-sacs was having 30 houses having to access from a single intersection. Is that the chief consideration? I mean -- or what is the chief reason for limiting cul-de-sacs to 750 feet?

MR. SMITH: It is the amount of impact you have on a single street and a single access point.

MR. ZENNER: Cumulative impact.

MR. SMITH: Sorry?

MR. ZENNER: Cumulative impact.

MR. SMITH: Yeah.

MR. ZENNER: And with a cumulative impact of the traffic actually loading to a single point, at least not being dispersed, which is why we suggest and we look at opportunities for connectivity back to our -- the transportation network for as many opportunities to ingress and egress lots, it is a public-safety related issue, as well as a public maintenance related issue. Cul-de-sacs are the last types of streets to be plowed in the winter. Therefore, as you load more lots onto cul-de-sacs that are of excessive length, you also inconvenience those residents in times of emergency and inclemency to where you are unable to reach them. It does create a public safety hazard. Prior to this past year when we readopted our building code, we had a maximum total number of units off of a single point of ingress and egress at 30. Unfortunately, that appendice was not adopted when we readopted the building code during our last adoption cycle. However, our fire service still has significant concern with the maximum number of units being accessed off of a single point. I think what Mr. Smith is pointing out is the opportunities that exist in which to comply with the code and not grant the variance and not ultimately inconvenience the public that may live here ultimately. Connection to the mainline road, Spyglass, may create problems. I don't think that we would dispute that. However, what our traffic engineers have said, based on the traffic study and the routing that we have asked the applicant to look at all the way back out to WW is that access point would not negatively impact the functionality of Spyglass. And that is hence a significant reason why we would not support granting the variance. The other is all of the peripheral reasons I provided you.

MS. LOE: Well, I have a feeling the motion is going to go through supporting the variance. And because of that, I'll probably vote no simply because I do think there are rules in place -- or if there are rules in place, there should be a solid reason for that rule being in place. And for a variance to go forward, there should be a really good reason for that -- there to be a variance. And I'm not sure I'm convinced yet that there is a really good reason, and that there aren't other options, because I can see

the Spy -- no -- Harbor -- Harbor -- I can see the whole road being moved down potentially or other roads being planned. So I think personally I'm on the side with the City, but this is my one time to express that, so I just wanted to let you know why I'm going to vote no.

MR. REICHLIN: Thank you, Ms. Loe. Anybody else care to comment on this? Anyone else feeling brave, care to frame a motion?

MR. STRODTMAN: I'll -- I'll go. It seems like it's my night, huh -- me and Mr. Crockett. Case 14-108, a request by Tim Crockett (applicant) on behalf of Tori-ben Farms, LLC for approval of an 87-lot PUD Development Plan and preliminary plat on PUD-4 zoned land to be known as "Woods Edge," and associated variance to Section 25-47, relating to the street -- street length of Harbor Town Drive. The 57.2-acre subject property is located on the west side of South Rolling Hills. My motion is approval of the proposed PUD Development Plan subject to the condition that the Harbor Town Drive complies with Section 24-47 --

MR. REICHLIN: Twenty-five.

MR. STRODTMAN: Forty-five?

MR. REICHLIN: Twenty-five.

MR. STRODTMAN: Twenty-five. I'm sorry. Dash 47. No, I think that -- I think that was right. I think it's -- isn't there two different -- no. I guess there is only the 25-47.

MR. ZENNER: 25-47.

MR. STRODTMAN: So, yeah. So a variance to the Section 25-47. Sorry about that.

MR. REICHLIN: I'll second that.

MR. SMITH: Just to clarify, was that a recommendation to support the variance or to not support the variance?

MR. STRODTMAN: To support the variance.

MR. REICHLIN: Maybe I won't second it.

MR. STRODTMAN: No. Wait. Wait. I'm sorry. I said that wrong.

MR. ZENNER: To not support it.

MR. STRODTMAN: To not support it.

MR. SMITH: That's perfect. Just clarifying.

MR. REICHLIN: Okay. Then I will second.

MR. STRODTMAN: Yes. To not support.

MR. REICHLIN: May we have a roll call, please.

MS. RUSSELL: Wait a minute. Wait a minute.

MR. REICHLIN: Oh, wait a minute. Excuse me. Excuse me. Ms. Russell?

MS. RUSSELL: So are you supporting -- is the proposal to support the variance or to deny the variance according to the City recommendation?

MR. STRODTMAN: I am in support of the variance of --

MS. LOE: You're not supporting the City recommendation?

MR. STRODTMAN: Correct.

MS. RUSSELL: Thank you.

MR. REICHLIN: Then I'm not going to second this.

MS. RUSSELL: I'll second it.

MR. REICHLIN: Thank you. That was Ms. Russell.

MR. STRODTMAN: I changed the second to Ms. Russell; correct?

MR. REICHLIN: Correct.

MR. STRODTMAN: Okay.

MR. ZENNER: Excuse me. Why don't we clarify this motion?

MR. REICHLIN: Before we go forward and make some --

MR. ZENNER: Clarify the motion so we all know what we're voting on here. What I believe that Mr. Strodtman's motion is, is to support approval of an 87-lot PUD plan and preliminary plat, and not support or vote to approve the variance to Section 25-47(a) relating to terminal streets and allowing Harbor Town Drive to exceed 750 feet.

MR. STRODTMAN: Correct.

MS. RUSSELL: Yeah.

MR. ZENNER: Thank you.

MR. REICHLIN: Okay. May we have a roll call, please.

MR. STRODTMAN: Let's try this again.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Russell, Ms. Burns. Voting No: Ms. Loe, Mr. Reichlin, Mr. Stanton. Motion Split 3-3.

MR. REICHLIN: That means we'll send forward a recommendation of --

MR. CROCKETT: Could -- could we get a consensus, approval of the preliminary plat subject to the connection of Harbor Town Drive to -- (inaudible)

MR. REICHLIN: Yeah. Mr. Smith, do you care to weigh in on that?

MR. SMITH: There are options. Planning and Zoning could recommend approval of maybe another alternative. Currently, staff's recommendation is just that Harbor Town Drive complies, but you could put a condition on it that, you know, one of those alternatives be sought or leave it up to Staff to review whatever alternative is proposed by the applicant at that point.

MR. REICHLIN: So at this point, we need to amend our motion or --

MR. SMITH: You can. We can leave it as it is. You can --

MR. REICHLIN: Or should we just start over? Which would -- which do you think would be more appropriate?

MR. SMITH: Well, I --

MR. CROCKETT: Mr. Chairman, if I may? We have a unique situation here, and I apologize for that. Given a split vote, I think that the -- I think the consensus of the Commission is split on the variance itself and not necessarily the plan. I really would like for it to go to Council with a better consensus of the

PUD plan and not so much the variance. And if the variance isn't going to support, I think that will show that the Commission was split vote on that. If we could send a motion to Council of some degree that would say we support the plan that would be in conformance with all the subdivision regulations of the City of Columbia, that would give ourselves, as well as Staff, the option to reconfigure that area that would be in conformance with the regulations to the Staff's liking, if that would -- if that would suffice.

MR. REICHLIN: From where I sit, that -- that -- that kind of what recommendation number one is, that it complies with Section 25-47.

MR. CROCKETT: Okay. There we go.

MR. REICHLIN: If that could be -- if that could be the motion --

MR. CROCKETT: As is.

MR. REICHLIN: As -- as -- as it's written.

MR. CROCKETT: That would be -- that would be acceptable, if we could do that.

MR. REICHLIN: Okay.

MR. CROCKETT: I -- I would just like a better than a 3-3 vote going to Council, just a recommendation that it's not the plan, it's the variance that -- that the Commission has an issue with.

MR. REICHLIN: Sure.

MR. CROCKETT: I would appreciate that.

MR. SMITH: I just want to point out, the Planning and Zoning Commission can move forward with a split vote. That is fine, if they would like. And they could frame a new motion that would state the support of the plan, given the condition that it does comply and that Staff approves the configuration, something in the future.

MR. REICHLIN: But do we need to -- we do need to -- the variance? Mechanically, we send the vote we've taken already or do we just enter a new motion and go forward?

MR. SMITH: No. I think that was one motion and it ended in a tie. I think if you -- somebody wanted to frame a second motion, you could do that.

MR. ZENNER: Once again, this is a unique situation in which you're dealing actually with zoning; you're dealing with a subdivision action. Ultimately, it will be Council's conclusion as it relates to the approval of the variance, which they have the final authority. This is a PUD plan, and as part of the PUD provisions for a PUD plan, which acts as the preliminary plat, an applicant must ask for all variances to the subdivision regulations, which is what they have done. So as the motion is written or as the recommendation is written in your staff report and as is on the screen, a second motion could be taken for approval of the PUD plan since it is compliant with the subdivision standards except Section 25-47, and that the motion for the variance is what you are recommending denial on. And at that point, it's compliant with the exception of the variance or the noncompliance with the cul-de-sac length, and then you could take a motion on the variance which, in essence, is what your first vote really did.

MR. REICHLIN: Okay. So then in the matter of 14-108, a request by Tim Crockett, I move that we approve PUD Development Plan as presented.

MR. STANTON: Second.

MR. SMITH: That would be -- that would be a motion to approve the variance, which --

MR. REICHLIN: That -- that would never be a motion to not approve the variance, but it would be just a motion to approve the plan?

MR. SMITH: I think what you're going for is what Staff's recommendation is here, would be basically to approve it on the condition that they change the plan to make it compliant.

MR. REICHLIN: Okay. So it should compliant with 25-47. So it can --

MR. SMITH: Yes.

MR. REICHLIN: Okay. All right. So then we will -- we will move that we approve the PUD Development Plan subject to the condition that Harbor Town Drive complies to Section 25-47. Okay. May I have a -- may I have second?

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton. May I have a roll call, please?

MR. STRODTMAN: Okay.

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 for approval will be forwarded to City Council.

MR. REICHLIN: Okay. Additionally, I'd like to move that we approve a denial of the variance to Section 25-47. Is that appropriate?

MS. RUSSELL: We don't need to do that.

MR. REICHLIN: We don't need to do that now?

(Multiple people talking.)

MR. REICHLIN: Then we've got it -- then we've got it all --

MR. SMITH: They've got to comply.

MS. RUSSELL: He said they have to comply.

MR. REICHLIN: Okay. All right. Moving right along.