



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2016

Re: Woodhaven Age-in-Place Apartments - rezoning & development plan (Case #16-76)

## Executive Summary

Approval of this request will rezone the subject property from R-1 to PUD 5, subject to the terms of PUD Statement of Intent, which would accommodate a 6-unit group home facility, grant a two variances to Section 29-25 (Screening and Landscaping) of the City Code, and approve PUD development plan to be known as "Woodhaven Age In-Place Apartments".

## Discussion

A Civil Group (agent) on behalf of Rock Bridge Christian Church (owner) and Woodhaven (contract purchaser) seeks to rezone the subject parcel to PUD 5 and obtain approval of a PUD development plan to permit the construction of a group home facility on a newly-created lot located between Rock Bridge Christian Church and City Fire Station No. 7. The property will have frontage on both Green Meadows Road and Green Meadows Circle. The proposed group home will be housed within one 5,690 square foot structure with entrances to each dwelling facing the outside. The facility will house up to five developmentally disabled adults and one, 24-hour caretaker.

Also requested by the applicant are variances to the Sections 29-25(e)(5) and 29-25(e)(8) of City code which require 80% opaque screening of paved areas over 1500 square feet from residential zoning districts and 50% opaque screening of side or rear yards from collector and arterial streets, respectively. While both the church and fire station parcels are zoned R-1, their use is not residential in nature.

Rock Bridge Christian Church is partnering with Woodhaven for this facility, and have voiced a concern about screening potentially limiting connectivity between the church and the group home. Additionally, some screening exists offsite, on the fire station's lot along the proposed access driveway, partially achieving the regulatory requirement. The development plan designates screening along the site's Green Meadows Road street frontage, however, it does not meet the requirement of 50% opacity at a height of 5 feet above grade. Such deficiency is due to a topographical rise from the back-of-curb elevation to the proposed structure. If the rise and the proposed screening are considered together the required height of five feet is achieved.

At its March 10, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve the proposed development plan and variances. The applicant and their representative provided overviews of the proposal. Commissioner questions included clarification of the screening requirements and how the proposed plan varied from the requirements.





Fiscal Impact

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

Long-Term Impact: Minimal long-term impact is expected from the proposed group home facility.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Community Facilities & Services, Tertiary Impact: Not Applicable

Strategic Plan:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
8/20/2015	Rock Bridge Christian Church Plat 3 – Minor Subdivision

Suggested Council Action

Approve the rezoning to PUD 5 and associated Statement of Intent, the requested variances to Sections 29-25(e)(5) and 29-25(e)(8) of Code, and the PUD development plan to be known as “Woodhaven Age-in-Place Apartments” as recommended by the Planning Commission.



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

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

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

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

Council Bill No. B 81-16

### **AN ORDINANCE**

rezoning property on the south side of Green Meadows Circle and the north side of Green Meadows Road from R-1 to PUD-5; approving the statement of intent; repealing all conflicting ordinances or parts of ordinances; approving the Woodhaven Age-In-Place Apartments 410 Green Meadows Circle PUD Plan; approving less stringent screening and landscaping requirements; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A tract of land located in northwest quarter of Section 25, Township 48 North, Range 13 West in the City of Columbia, Boone County, Missouri being Lot 302 of Rock Bridge Christian Church Plat 3 as recorded in Plat Book 49, page 47 of the records of Boone County, Missouri.

will be rezoned and become a part of District PUD-5 (Planned Unit Development) with a development density not exceeding five dwelling units per acre and taken away from District R-1 (One-Family Residential District)). Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated February 1, 2016, 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. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. The City Council hereby approves the Woodhaven Age-In-Place Apartments 410 Green Meadows Circle PUD Plan, as certified and signed by the surveyor on March 3, 2016.



SECTION 5. The City Council approves less stringent screening and landscaping requirements than those set forth in Section 29-25(e)(5) of the Zoning Regulations so that a landscape screen shall not be required adjacent to the paved areas along the east and west property lines.

SECTION 6. The City Council approves less stringent screening and landscaping requirements than those set forth in Section 29-25(e)(8) of the Zoning Regulations so that a fifty percent (50%) opacity horizontal landscape screen along Green Meadows Road shall not be required.

SECTION 7. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 #:	Submission Date:	Planner Assigned:
16-76	2/1/16	RWP

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

1. The uses proposed.

PUD 5.0 - APARTMENT

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.

~~6,000 S.F.~~ 5,700 S.F. BUILDING  
W/ 200 S.F. STORAGE

3. The maximum building height proposed.

35 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.

40% PERMANENT & 0% EXISTING

**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 @ 1/UNIT

6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.

STORAGE SHED

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.

ONE LOT/BUILDING & 25' SETBACKS

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

\_\_\_\_\_  
Signature of Applicant or Agent

\_\_\_\_\_  
Date



SUPPORTING  
DOCUMENTS FOR  
THIS AGENDA ITEM



**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 10, 2016**

**SUMMARY**

A request by A Civil Group (agent) on behalf of Rock Bridge Christian Church (owner) and Woodhaven (contract purchaser) to rezone approximately 1.16 acres from R-1 to PUD 5 and to obtain a variance from Section 29-25 (Screening and Landscaping) of the City Code. The subject site is located west of Rock Bridge Christian Church and east of City Fire Station # 7 with frontage on both Green Meadows Circle and Green Meadows Road. **(Case # 16-76)**

**DISCUSSION**

The applicant is seeking to rezone the subject parcel to PUD-5 and obtain approval of a PUD development plan to permit the construction of a group home facility that would accommodate a maximum of five developmentally disabled adults and one 24-hour staff member. A group home is typically allowed in the current R-1 zoning district; however, the applicant proposes to incorporate kitchen facilities into each of the dwelling units that would be located within the building. As a result, the proposed facility is classified as a multi-family structure under the zoning and building codes. Multi-family units are not allowed within the R-1 zoning district.

The proposed PUD development shows the construction of a single 5,690 square foot building with outside entrances to access each of the individual dwelling units. A main entry to the building is proposed from the parking lot and will provide access to interior common areas and the on-site staff member's residence. Proposed maximum height for the structure is shown as and limited with the accompanying Statement of Intent to 35-feet, consistent with the maximum for single-family development.

The site plan further shows, the proposed building will be set back approximately 300-feet from Green Meadows Circle and located between Fire Station #7 and the Rock Bridge Christian Church. Given this placement the majority of the building's impact on the surrounding residential properties, to the south, would be buffered by Green Meadows Drive, a major collector. Property immediately south of the rear of the building across Green Meadow Drive, at the intersection of the Green Meadows Drive and Bethel Street is presently vacant and zoned R-1 PUD. A driveway connection Green Meadows Drive frontage is not permitted to the classification of the street.

Associated with the PUD development plan approval the applicant is seeking variances to Sections 29-25(e)(5) and 29-25(e)(8) of Code. Section 29-25(e)(5) requires 80 percent opaque screening of paved areas of more than 1500 square feet, or motor vehicle loading or unloading zone, when not separated by a street right-of-way, within 50 feet of a residential use or zoning district. Section 29-25(e)(8) requires lots containing residences with side or rear yards abutting collector or arterial street rights-of-way, to be screened to an opacity of 50 percent.

The property boundaries affected by this variance are shared with the Rock Bridge Christian Church and the City of Columbia's Fire Station #7 property. Both sites are zoned R-1; however, not developed with a residential use. The applicant believes waiver of the screening standard from the driveway and the proposed 6-space parking lot are justified based on this non-residential use of residentially zoned property. The applicant is proposing screening along the Green Meadows Road; however, such



screening is not in compliance with the 50% opacity requirement. The applicant states that the proposed construction will be 4-5 feet higher than the adjacent roadway thereby making installation of screening landscaping impractical and unnecessary to achieve its intended purpose.

Staff notes that an existing row of trees along the west side of the proposed drive allow for some screening near the fire station, and Rock Bridge Christian Church is partnering with Woodhaven for the development. Given these factors and the likely limited value that screening along the Green Meadows Drive frontage would afford, staff supports the two variances.

The proposed PUD development plan has been reviewed by applicable internal and external agencies and found to comply with the requirement of the zoning and subdivision regulations. While the construction of a traditional multi-family building in this context would generally be view as incompatible, the fact that the scale of the building and its use is being restricted through the PUD zoning designation makes this building acceptable in staff's view. Furthermore, the existing "institutional" buildings on either side of the proposed construction and its placement toward the higher order street frontage support this type of land use.

## RECOMMENDATION

1. Approval of the rezoning to PUD-5.
2. Approval of the requested variances to Sections 29-25(e)(5) and 29-25(e)(8) of the Code.
3. Approval of the PUD Plan for "Woodhaven Age-In-Place Apartments."

## SUPPORTING DOCUMENTS (ATTACHED)

- Aerial, topographic, and utility maps
- "Woodhaven Age-In-Place Apartments" – PUD Plan
- Statement of Intent
- Applicant's variance request

## HISTORY

<b>Annexation date</b>	1964
<b>Zoning District</b>	R-1 (One-Family Residential District)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Rockbridge Christian Church Plats 1, 2 and 3

## SITE CHARACTERISTICS

<b>Area (acres)</b>	1.2 acres
<b>Topography</b>	Slopes gently toward Southwest corner of subject parcel
<b>Vegetation/Landscaping</b>	Turf, row of screen-trees along property line at Northwest corner of property, where proposed driveway access.
<b>Watershed/Drainage</b>	Perche Creek (Primary), Hinkson Creek (Secondary)
<b>Existing structures</b>	No existing structures on subject parcel



## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	All City services are available to the site.
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

## ACCESS

<b>Green Meadows Road</b>	
<b>Location</b>	Southern edge of property
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A

<b>Green Meadows Circle</b>	
<b>Location</b>	Northern edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	Green Meadows Cir Sidewalk (2017 completion),

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Approximately 1/8 mile north of Rock Bridge Park; approximately 1 mile north of Cosmo-Bethel Park
<b>Trails Plan</b>	Proposed connection to Hinkson Creek and South Providence Trails
<b>Bicycle/Pedestrian Plan</b>	N/A

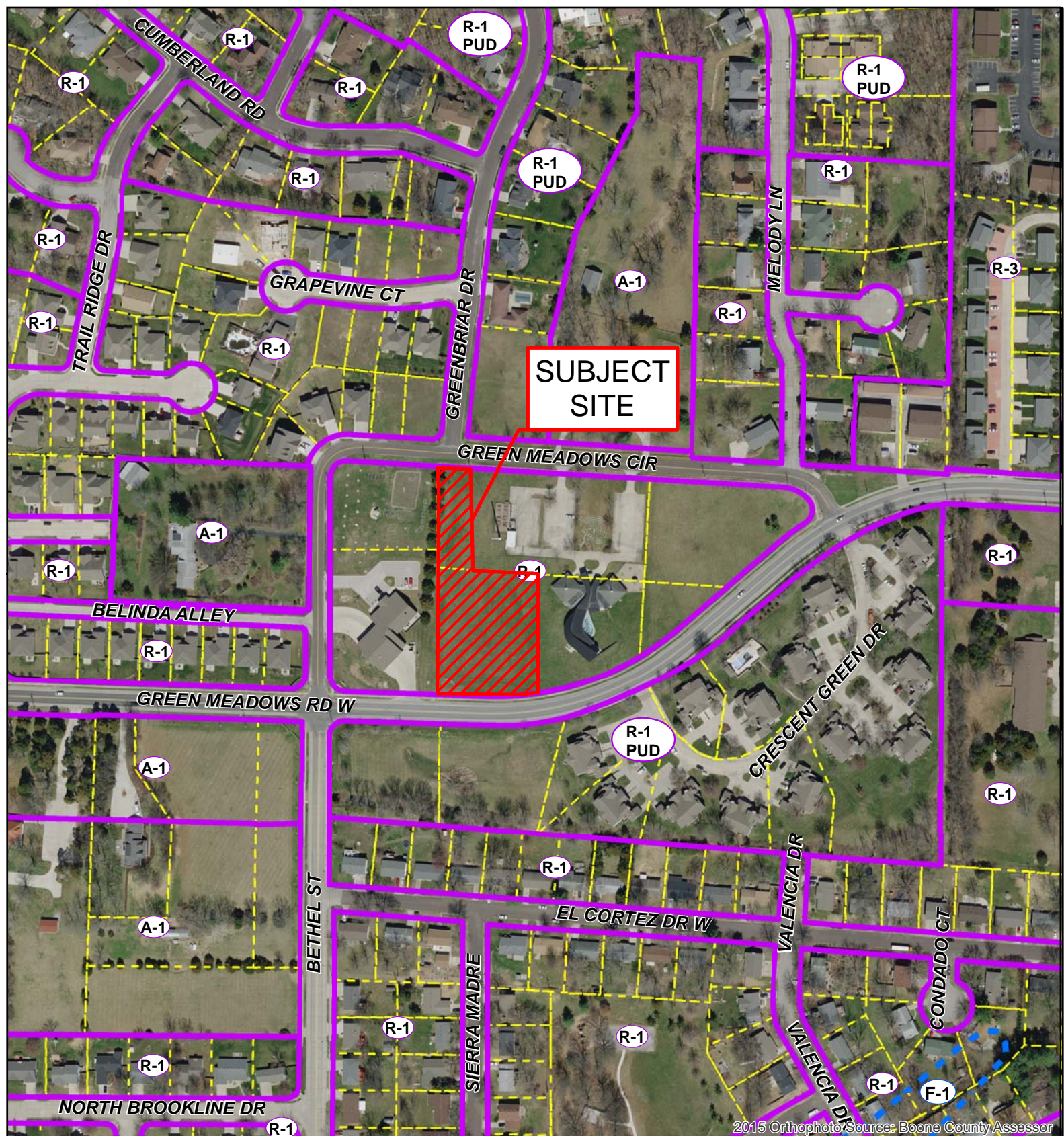
## PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on February 16, 2016.

<b>Public Information Meeting Recap</b>	Number of attendees: 7 (including 5 representatives for applicant) Comments/concerns: Comments addressed the loss of screening at the East edge of the Fire Station Property, increased traffic flow on Green Meadows Circle and uses allowed. Also of concern was whether the rezoning would remain intact if the home wasn't constructed as planned.
<b>Notified Neighborhood Association(s)</b>	Rock Bridge, Green Meadows and Greenbriar-Trail Ridge
<b>Correspondence Received</b>	None at time of report.

Report prepared by Russell Palmer Approved by Patrick Zenner





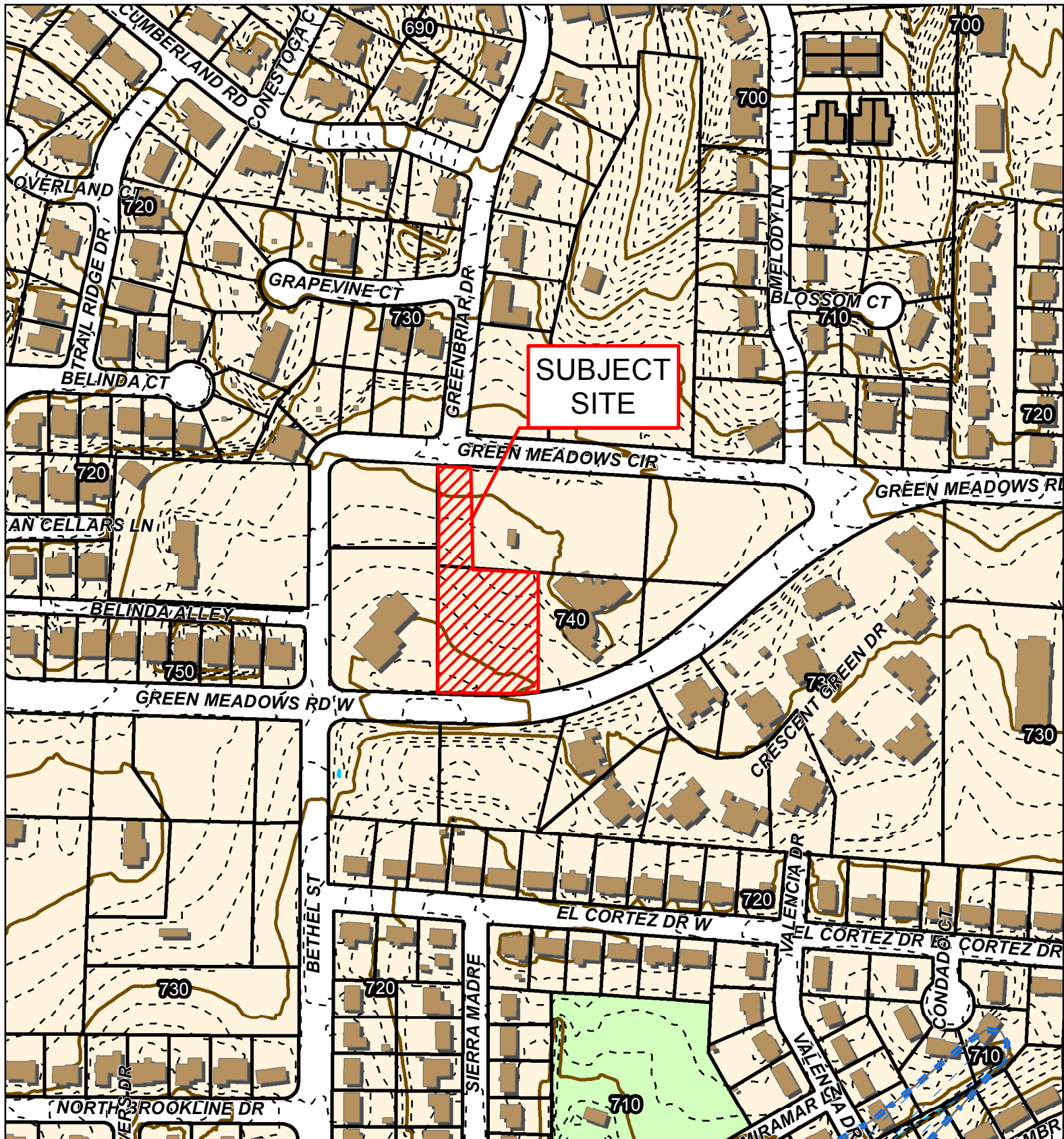
# Case #16-76: Woodhaven Age-in-Place Apartments - Concept Review



- City of Columbia Zoning
- 100-Year Flood Plain
- Parcels



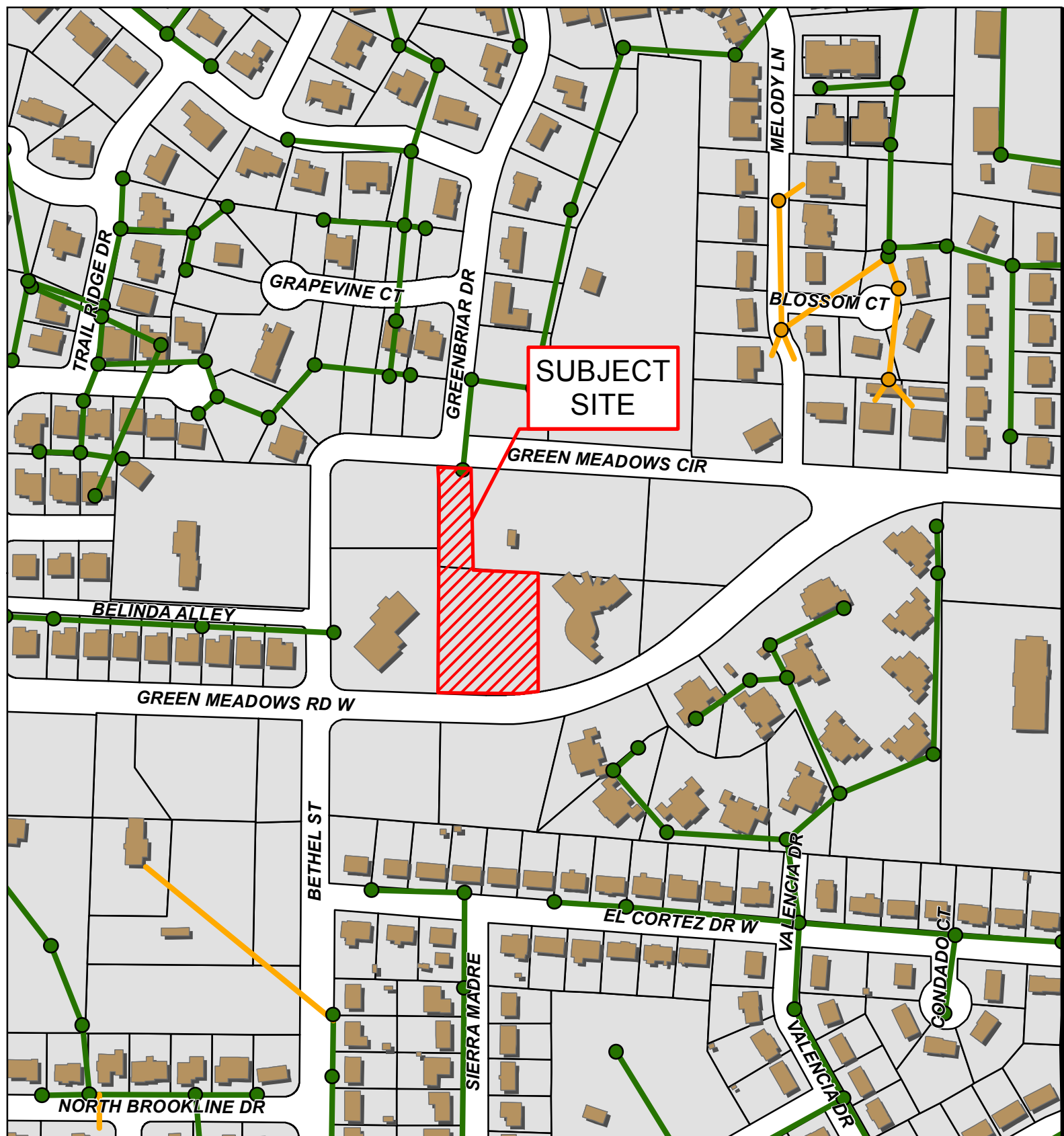




# Case #16-76: Woodhaven Age-in-Place Apartments - PUD Plan







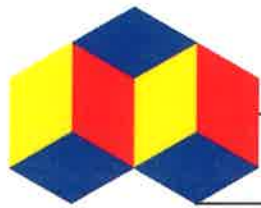
# Case #16-76: Woodhaven Age-in-Place Apartments - PUD Plan











# A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

February 1, 2016

Tim Teddy, Director  
Community Development Department  
701 E. Broadway  
Columbia, MO 65201

RE: Woodhaven Age-in-Place Apartments PUD Plan and Rezoning.

Dear Mr. Teddy:

On behalf of Rock Bridge Christian Church, the current land owner, and Woodhaven, the contract purchaser, we herewith submit a rezoning request and a PUD plan to be known as Woodhaven Age-in-Place Apartments.

The property is currently zoned R-1 and consists of a 1.16 acre lot (Lot 302, Rock Bridge Christian Church Plat 3) that is to be sold to Woodhaven out of the 5.25 total acres that Rock Bridge Christian Church owns. We are proposing to rezone the property to a PUD 5.0 to allow for the construction of an apartment building that will allow for five apartments for developmentally disabled adults and an additional apartment for an on-site staff support.

The existing zoning to the east and west of this lot is R-1 with the church to the east and a City of Columbia Fire Station to the west. The zoning to the north across Green Meadows Circle is R-1 and A-1 and to the south is R-1 PUD.

All utilities for the site are available along or within the Green Meadows Circle right-of-way.

We are also requesting a variance from Section 29-25(e)(5) which requires all paved areas containing more than 1,500 square feet within 50 feet of a residential zoning, to be screened to 80% opacity to a height of 5 feet. This variance is requested because the narrow width of the lot would require over 90% of the length of each side lot line to be screened from the fire station and the church. As both of these properties are developed as non-residential developments, we do not feel that it is necessary. It would also be unappealing to the eye and create a very confined looking lot for the residents. Please note that there is a line of existing mature cedar trees along the east line of the fire station property that serves well as a screen between these two properties.

Additionally, we are requesting a variance from Section 29-25(e)(8) which requires a PUD abutting a collector or arterial street to be screened to 50% opacity to a height of 5 feet. This variance is requested as the elevation of the building pad is expected to be 4'-5' higher than the street elevation therefore making the screening ineffective. However, some landscaping is shown along the street to provide some visual appeal.



## **EXCERPTS**

### **PLANNING AND ZONING COMMISSION MEETING**

**MARCH 10, 2016**

#### **Case No. 16-76**

**A request by A Civil Group (agent) on behalf of Rock Bridge Christian Church (owner) and Woodhaven (contract purchaser) to rezone approximately 1.16 acres from R-1 to PUD-5 and to obtain a variance from Section 29-25 (Screening and Landscaping) of the City Code. The subject site is located west of Rock Bridge Christian Church and east of City Fire Station #7 with frontage on both Green Meadows Circle and Green Meadows Road.**

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends:

1. Approval of the rezoning to PUD-5
2. Approval of the requested variances to Section 29-25(e)(5) and 29-25(e)(8) of the Code.
3. Approval of the PUD Plan for "Woodhaven Age-in-Place Apartments."

MR. REICHLIN: Are there any questions of staff? Ms. Burns?

MS. BURNS: Excuse me, if I didn't understand correctly. Because of the way that the home is situated, the topography allow -- the screening issue, as far as to the south of the house --

MR. PALMER: Uh-huh.

MS. BURNS: -- can you -- Mr. Palmer, can you tell -- explain that again -- to me again.

MR. PALMER: I think the developer might be able to help with this, but the idea is that we're screening it from the roadway. And one -- one issue there also I didn't mention is that I believe there's a doorway access back there, so it's almost kind of like the front of a home, and then also the difference in elevation itself kind of acts as that -- I think, is it five-foot requirement? Four?

MR. ZENNER: Well, yeah. Five.

MR. PALMER: The requirement is five.

MR. ZENNER: Five.

MR. PALMER: Yeah. So, the requirement is actually to add a five-foot tall screening of 50 percent. So the change in elevation in effect becomes part of that five foot, if not all of it for the screening requirements.

MS. BURNS: Thank you.

MR. PALMER: Does that make sense?

MS. BURNS: I think so.

MR. REICHLIN: Any other questions of staff? Seeing none.

#### **PUBLIC HEARING OPENED**

MR. REICHLIN: And Mr. Smith [sic]?



MR. MURPHY: Good evening, Chairman and Commissioners. My name is Kevin Murphy; I'm with A Civil Group –

MR. REICHLIN: Sorry.

MR. MURPHY: -- offices at 3401 Broadway Business Park Court. I'm here representing Woodhaven. I have their CEO, Mark Palmer is in the audience. He'll come up a little bit later, I think, and discuss some of the services that Woodhaven provides for the developmentally disabled citizens in our committee. And we also have Daniel Beckett here, their attorney, if we have any additional questions that he could answer. I just basically want to address -- I think you saw on the slide and we have this here -- this is the building we looking at and it has changed some since that. This has been used for fundraising purposes for a good while, but through design. But it's going to be a brick-sided building with a peaked roof and look -- look very much single-family-ish. It will be, obviously, larger than most single-story, single-family residences, but it's just under -- or just under 6,000 square feet. To address the variances, again, I think in discussing this with Rock Bridge Church and -- and the Woodhaven community, we'd just kind of like to have a more open feeling here. We've kind of squeezed in -- the church didn't want -- we're purchasing this property from the church and they didn't want to -- they wanted to minimize the footprint of what we were purchasing, so we've really kind of squeezed it in here and we just feel like by screening on all sides, all the way around, it would really box it in and make it feel, you know, like you're boxed in for the -- for the residents that -- that'll be staying here. We are putting some of the buffer along Green Meadows. Again this -- this is actually -- we've graded this out now. We're going to be six foot or more above the street, so even if we were to plant to the five-foot height, it -- you're still seeing the building. It really doesn't do any screening at that point, so that was our -- our reasoning for that. But short of that, if you have any questions for me, I'd be happy to answer them.

MR. REICHLIN: Ms. Rushing?

MS. RUSHING: The landscaping that it looks like you intend to do along the southern portion of the property, is that a berm with some trees or what?

MR. MURPHY: There's bushes. They may have some redbud trees, and I know they have a couple of trees.

MS. RUSHING: Already existing?

MR. MURPHY: No, not existing. No.

MS. RUSHING: Okay.

MR. MURPHY: But those -- those are what we will be planting. Actually, the -- the lot slopes from Green Meadows Circle down to Green Meadows Road, so what we'll actually be doing when we grade this out is coming up a good bit. And we have to have our detention and retention pond. You can see a vague line on the -- oh. It's on that plan there. It kind of notes it.

MR. PALMER: This here?

MR. MURPHY: Yes. Yes. And that's where the detention pond comes. So from the sidewalk, the ground will slope up and then it'll slope back down into a depressed area, and then -- and then back



up to the building again.

MS. RUSHING: Because right now, it's -- it appears relatively flat along that end.

MR. MURPHY: Right. Right.

MS. RUSHING: Okay.

MR. REICHLIN: Anybody else? Just -- just to clarify. So the variance you're asking for regarding for regarding screening is for in between the lots as opposed to the south boundary or --

MR. MURPHY: Both. They're -- they're two different sections in the ordinance. The one is screening paved areas from residentially zoned or used properties, so we've got these two institutional-type uses, but it's -- they're zoned R-1. We have the fire department and -- and the church, and they're allowed in R-1 zoned property, so they didn't have to rezone to construct those. I see them staying there for some time, so I -- and again -- so I don't see the screening necessarily from the residences there as being a major issue.

MR. REICHLIN: I'm just trying to clarify. Are you still intending to do plantings along the south --

MR. MURPHY: Yes. As shown on the plan.

MR. REICHLIN: But not necessarily to 50 percent? Is that -- is that -- that's what I want to clarify.

MR. MURPHY: Correct. Yeah. Right. To that five-foot height, is the thing.

MR. REICHLIN: Right.

MR. MURPHY: I mean, we -- we probably have more than 50 foot linear or 50 percent linear frontage --

MR. REICHLIN: Right.

MR. MURPHY: -- with these plantings, but they're not all to five-foot height.

MR. REICHLIN: Right.

MR. STANTON: They're cosmetic.

MR. MURPHY: Right.

MR. HARDER: I've got a question. If there's no screening, are there -- I mean, will there be any kind of trees at all?

MR. MURPHY: Yes. We have trees around -- three trees around the parking lot and I think in that -- where we're showing along Green Meadows Road, I believe there was a couple of trees in there as well.

MR. HARDER: Okay. Okay. Perfect.

MR. MURPHY: The ones along the parking lot will be large -- medium-large shade trees.

MR. HARDER: Maybe an oak, a swamp oak, and I can't recall what the other one was.

MR. HARDER: Thanks.

MR. REICHLIN: Is there anybody else?

MR. MURPHY: Thank you very much.

MR. REICHLIN: Thank you, Mr. Murphy. Anybody else caring to comment on this matter, feel free to approach, give us your name and address, and try and keep your comments to a three-minute



span.

MR. PALMER: Yes. Thank you. My name is Mark Palmer. I have the pleasure to serve as the CEO of Woodhaven. Our offices are located at 1405 Hathman Place, and my personal address is 106 Kipling Way here in Columbia. Woodhaven has been a wonderful part of the Columbia community for well over 50 years. Currently, right now, we are serving 110 individuals with developmental and intellectual disabilities in about 50 different living arrangements within the Columbia/Boone County area. We're asking for your support to have this move forward because we feel like this is a great project for the individuals that we serve. It's a partnership with a lot of different groups. First and foremost, it will provide affordable, accessible housing to individuals with disabilities, which is a great need of this organization and it'll serve these people for -- for numerous years. We have also been in partnership with Rock Bridge Christian Church for decades, and a number of these individuals we anticipate will be going to church at Rock Bridge, and Rock Bridge will helping us out in numerous different ways. We've also met with the neighborhood association and have answered their questions and have received verbal support from a number of those people within that. And we're also very, very pleased that the community of Columbia and the Woodhaven Friends have stepped up for this project. Woodhaven did a capital campaign to build this type of project, as well as another building, and we have reached our goal with that. So the -- the financing and the dollars will be in place to actually have the project. I'd be happy to answer any specific questions you have of -- of Woodhaven or any questions you may have.

MR. REICHLIN: Any questions of this speaker? Seeing -- oh. Mr. Stanton, go right ahead.

MR. STANTON: Well, I was looking at meeting with neighboring --

MR. PALMER: Uh-huh.

MR. STANTON: -- neighborhood associates, and they were concerned with the zoning sticking or staying in place even if you don't do this project. So what you're telling me is there is no possibility this will not go?

MR. PALMER: What I -- what I'm telling you is the money has been pledged and the majority of it has been collected. When you do a campaign, pledges usually take place over a period of time. We're finishing the first project, which is a building for health services and training of our staff. We'll be completed with that in the middle of May. And so our anticipations are if we get through this zoning process and approval through the -- the City Council, that we would actually close on the property relatively soon, put that out for bid, and hopefully start construction this summer. So it is our intent to move quickly on this project.

MR. REICHLIN: Any other questions of this speaker? Seeing none. Thank you very much, sir.

MR. PALMER: Thank you, sir.