



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 18, 2016

Re: Cotswold Villas at Bluff Creek Estates – Rezoning & PUD plan revision (Case #16-3)

Executive Summary

Approval of this request will amend the PUD (Planned Unit Development) zoning and approve a major amendment to the development plan known as Cotswold Villas at Bluff Creek Estates.

Discussion

The applicant is requesting major revisions to the existing PUD development plan which was approved in 2014. The proposed changes include:

- New internal street network and lot layout
- Change of the type of dwellings from attached single-family to detached single-family units, and
- Reduced total number of dwelling units from 44 to 39
- Reduced front yard setback from 20 feet to 18 feet

The 2014 approved PUD statement of intent limited site development to attached single-family homes. Since the applicant now desires to construct detached single-family homes, a revision to the PUD statement of intent is being requested. In addition, the applicant is requesting a 2-foot reduction in the required setback for front yards abutting interior streets in the PUD (18-feet versus 20-feet) to accommodate the new development design.

Staff's analysis of the revised layout and setback reductions finds that there will be no negative impact to internal traffic circulation or public safety. The requested reduction in the front yard setback, permitted per Section 29-10(d)(7) subject to Council approval, has no adverse impacts on the development and its roadway network. The 18-foot setback begins from the edge of the right of way extending toward the face of the proposed new construction. This distance affords sufficient space to park a vehicle off-street and is consistent with the depth of a standard parking stall as defined within Section 29-30 of the City Code.

At its March 24, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve both the rezoning and the revised development plan, including the proposed front yard setback exception. The applicant's engineer was present and provided an overview of the project. There were no Commissioner questions and no one from the public spoke regarding the application.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

A copy of the staff report, locator maps, revised statement of intent and development plan, previously approved rezoning ordinance and development plan, meeting excerpts, and correspondence from the applicant and the applicant's engineer are attached for review.

Fiscal Impact

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

Long-Term Impact: The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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
09/02/2014	Approved rezoning from O-1 (Office District) to PUD-5.1, and PUD Plan of Cotswold Villas at Bluff Creek Estates

Suggested Council Action

Approve the proposed zoning and PUD development plan amendment to Cotswold Villas at Bluff Creek Estates as recommended by the Planning and Zoning Commission.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 93-16

AN ORDINANCE

approving a major revision to the PUD Plan of Cotswold Villas at Bluff Creek Estates located on the east side of Bluff Creek Drive and east of Pebble Creek Court; approving a revised statement of intent; approving less stringent setback requirements; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council hereby approves a major revision to the PUD Development Plan of Cotswold Villas at Bluff Creek Estates, as certified and signed by the surveyor on February 23, 2016, and located on the east side of Bluff Creek Drive and east of Pebble Creek Court. Such revision shall replace the PUD Plan of Cotswold Villas at Bluff Creek dated July 30, 2014 and approved by Ordinance No. 022186 passed on September 2, 2014.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated March 23, 2016, marked "Exhibit A," which is attached to and made a part of this ordinance, which replaces the statement of intent attached to Ordinance No. 022186 passed on September 2, 2014, and it shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. The City Council approves less stringent yard requirements than those set forth in Section 29-10(d)(7) to allow an eighteen (18) foot setback for front yards abutting interior streets rather than the required twenty (20) feet.

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

SECTION 5. 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 #: 16-3	Submission Date:	Planner Assigned:
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.
SINGLE-FAMILY ATTACHED AND DETACHED DWELLINGS AND ACCESSORY USES
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.
A MAXIMUM OF 44 SINGLE-FAMILY ATTACHED AND DETACHED UNITS WITH A MAXIMUM OF 5.1 UNITS PER ACRE, A MAINTENANCE BUILDING NOT TO EXCEED 1200 SF, A CLUBHOUSE NOT TO EXCEED 2500 SF, A POOL, A PICNIC SHELTER.
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.
15% MINIMUM LANDSCAPING WITH 0% LEFT IN EXISTING VEGETATION

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
A MINIMUM OF 2 PARKING SPACES PER UNIT
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
ALTHOUGH NOT PROPOSED AT THIS TIME, A CLUBHOUSE, PICNIC SHELTER, PLAYGROUND AND OR POOL MAY BE CONSTRUCTED IN THE FUTURE
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.
MINIMUM LOT AREA= 4,500 S.F., MINIMUM PERIMETER STREET SETBACK= 25 FEET, MINIMUM INTERIOR STREET SETBACK= 10 FEET, MINIMUM SIDE YARD SETBACK= 5 FEET

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


Signature of Applicant or Agent

3/23/16
Date

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 24, 2016

SUMMARY

A request by Lyon Crest Properties, LLC (owner) to amend the PUD (Planned Unit Development) zoning and approve a major revision to the development plan of Cotswold Villas at Bluff Creek Estates. The 8.67-acre subject site is located on the east side of Bluff Creek Drive, east of Pebble Creek Court. (Case #16-3)

DISCUSSION

The applicant is requesting major revisions to the existing PUD development plan which was approved in 2014. The proposed changes include:

- Reconfiguring the development's internal street network and lot layout,
- Changing the type of dwelling from attached single-family to detached single-family units, and
- Reducing the total number of dwelling units from 44 to 39.

Since the statement of intent associated with the existing PUD-5.1 (Planned Unit Development) zoning (approved in 2014) only allows attached single-family dwelling units, the applicant is requesting an amendment to the zoning statement of intent to accommodate detached single-family units. Staff does not object to the proposed changes to the zoning statement of intent and development plan since they represent a reduction in density and intensity that will result in greater consistency with surrounding detached single-family homes.

It should be noted that the 2014 development plan was approved with a variance from Section 25-54.1 of the Subdivision Regulations, which limits the development of one- and two-family residences to no more than 100 from a single point of public street access. There are 61 existing single-family homes and/or platted residential lots currently limited to a single point of access between the intersection of Bluff Creek Drive and Lacewood Drive and Grindstone Creek. While Bluff Creek Drive has the potential to eventually be extended across Grindstone Creek to provide a second outlet to the north, this public project is not yet funded, and is shown as a 10+ year project on the City's Capital Improvement Program. The reduction of dwelling units within the proposed development plan revision (from 44 to 39) will bring the total number of dwelling units deriving access from a single point to 100, which reaches, but does not exceed the maximum threshold established in the Subdivision Regulations.

The applicant is requesting an exception from the minimum setback requirement for front yards abutting interior streets in PUDs (Section 29-10(d)(7)) to allow a reduction from 20 feet to 18 feet. Staff has visited existing PUD developments which have been granted the same setback exception in the past and found that there appears to be adequate space to accommodate most private automobiles within 18-foot driveways without obstructing public sidewalks. 18 feet is the minimum depth required for 90 degree parking spaces in the City's Off-street Parking and Loading standards (Section 29-30(k)).

With the exception of the proposed front yard setback reduction, the rezoning and development plan conform to all City Zoning and Subdivision standards.

RECOMMENDATION

- Approval of the proposed changes to the PUD-5.1 zoning statement of intent
- Approval of the PUD development plan, including the exception from Section 29-10(d)(7) to allow a reduction of front yard setbacks along interior streets from 20 feet to 18 feet.

ATTACHMENTS

- Locator maps
- Letters from applicant and applicant's consultant
- Revised zoning statement of intent & development plan
- 2014 rezoning ordinance and PUD development plan

SITE HISTORY

Annexation Date	1969
Existing Zoning District(s)	PUD-5.1 (Planned Unit Development)
Land Use Plan Designation	Employment District
Subdivision/Legal Lot Status	Legally platted as Bluff Creek Estates Plat 8, Lot 801

SITE CHARACTERISTICS

Area (acres)	8.67 acres
Topography	Relatively flat in the middle, with steep slopes around the edges
Vegetation/Landscaping	Mostly grass-covered with a few trees
Watershed/Drainage	Grindstone Creek
Existing structures	None

ACCESS

Bluff Creek Drive	West side of site
Major Roadway Plan	Residential Collector street (Improved & City-maintained)
CIP Projects	Bridge over Grindstone Creek is listed as a 10+ year project
Sidewalk/Bike/Ped	5-ft wide sidewalk needed.

PARKS & RECREATION

Neighborhood Parks	Waters-Moss Memorial Wildlife Area is 2,000 ft west of site
Trails Plan	Grindstone Creek Trail is north of site (on north side of creek)

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	O-1 (Office District)	Undeveloped
South	O-1	Office building
East	US 63	Highway
West	R-1	Single-family homes

UTILITIES & SERVICES

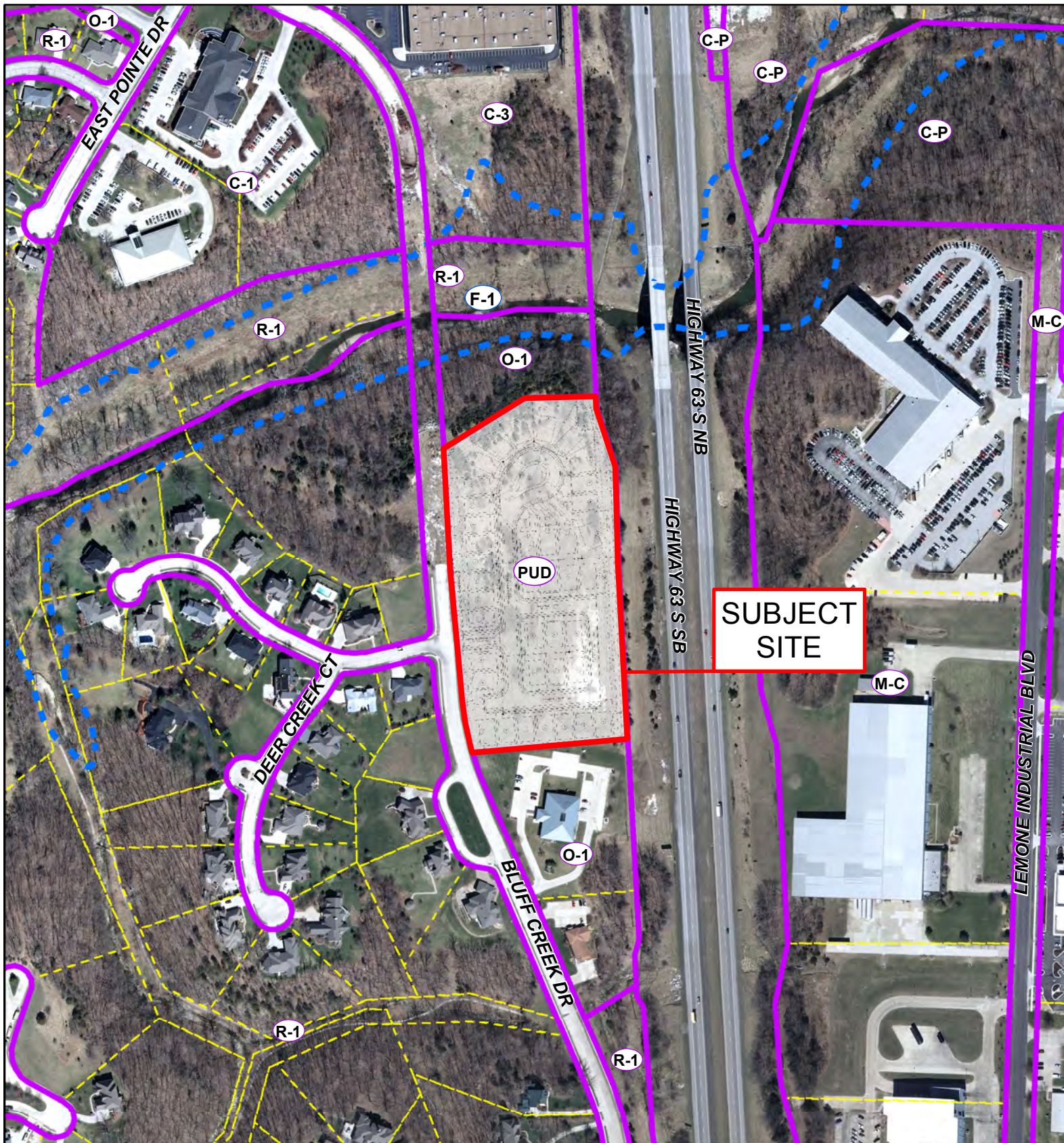
All City services are available to the site.

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 March 1, 2016.

Public Information Meeting Recap	Number of attendees: 3, including applicant Comments/concerns: None
Neighborhood Association(s) Notified	Bluff Creek Drive
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner



16-3: Cotswold Villas at Bluff Creek Estates PUD Plan & Rezoning

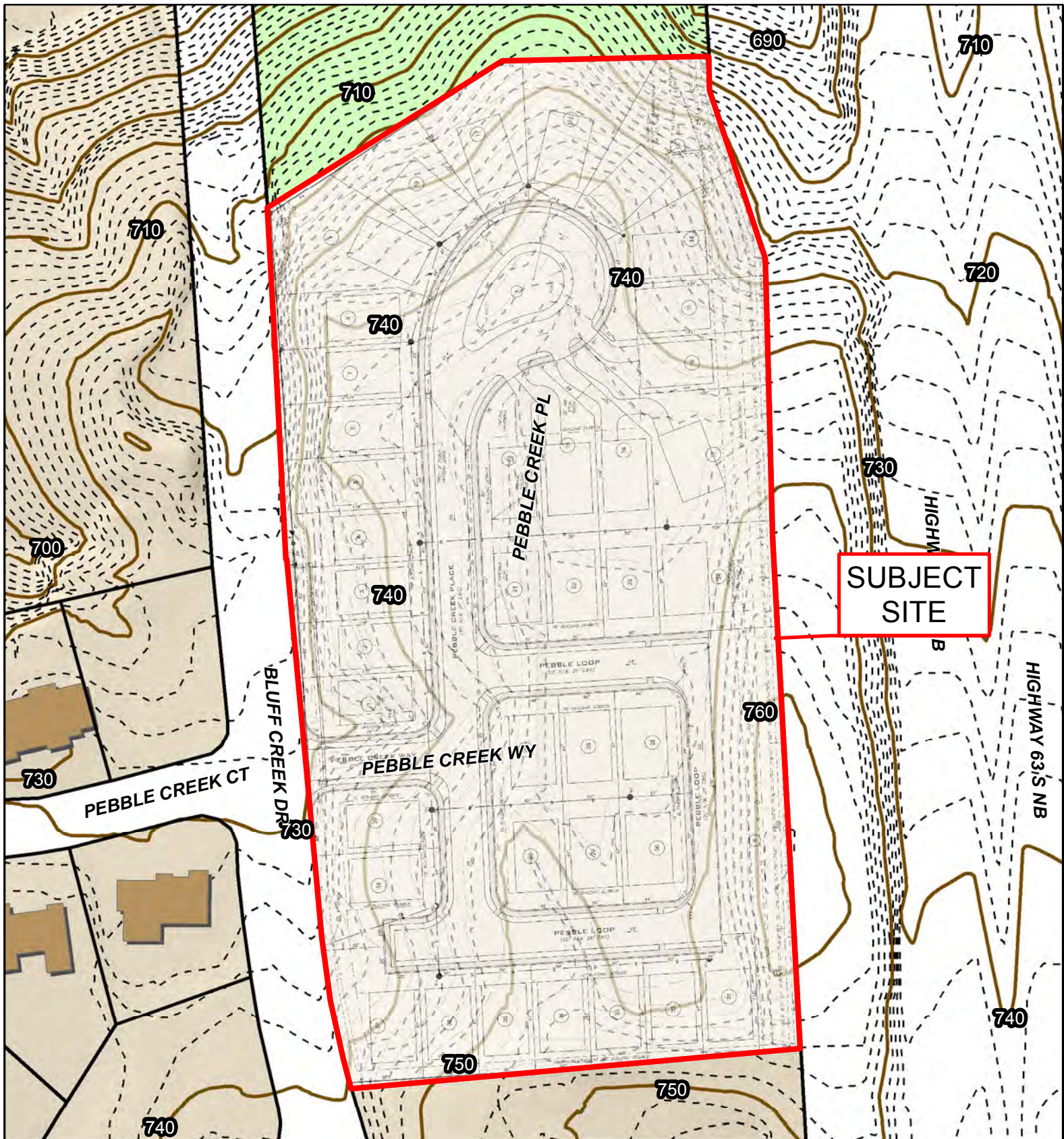


City of Columbia Zoning

Parcels

100-Year Flood Plain





16-3: Cotswold Villas at Bluff Creek Estates PUD Plan & Rezoning

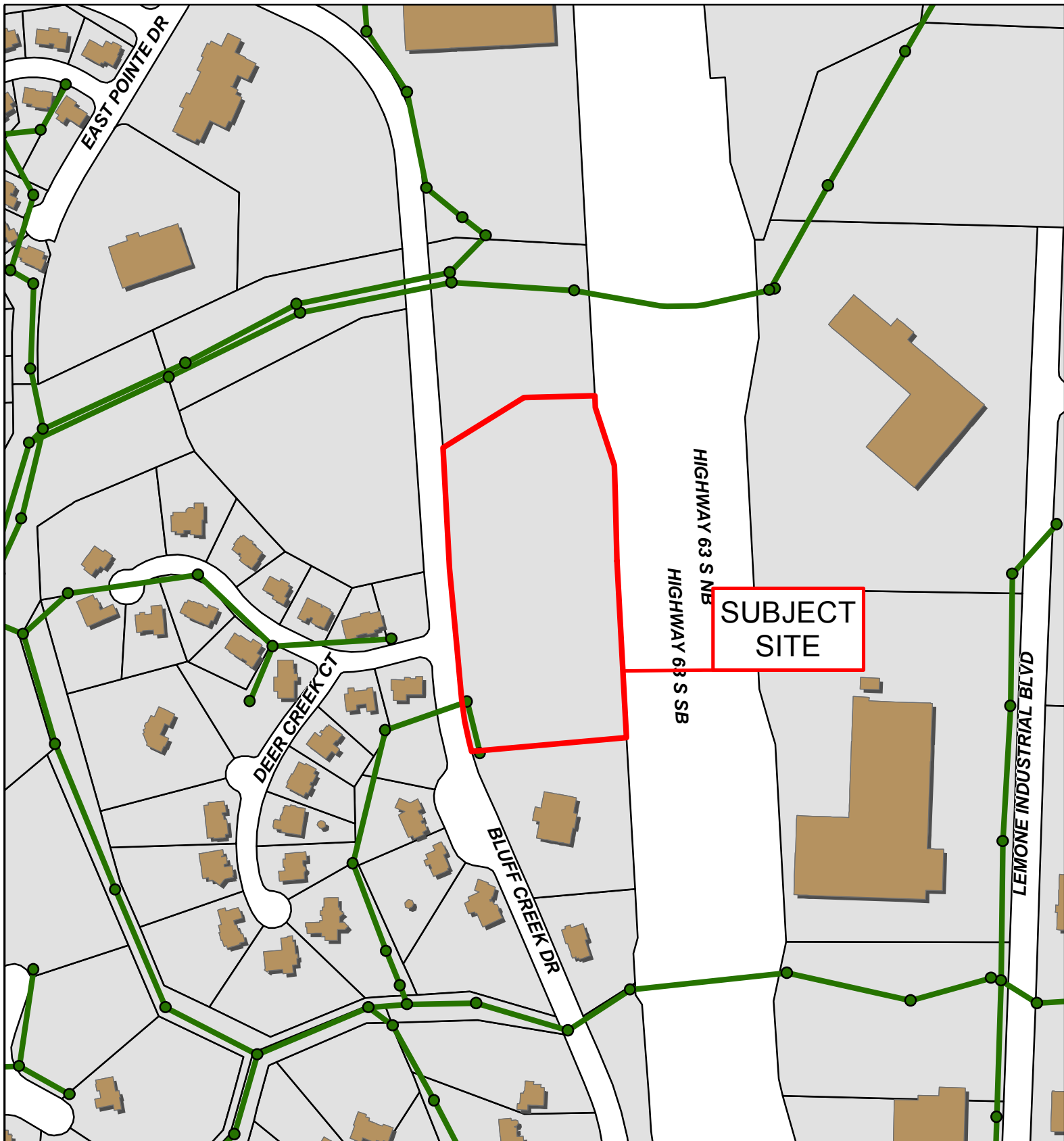


- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint



Columbia City Limit





16-3: Cotswold Villas at Bluff Creek Estates PUD Plan & Rezoning



● City Sanitary Structure
— City Sanitary Line

■ Building Footprint
■ Parcels



Columbia City Limit



PUD PLAN REVISION
COTSWOLD VILLAS AT
BLUFF CREEK ESTATES

LEGEND

X	EXISTING FENCE
UE	EXISTING UNDERGROUND ELECTRIC
OE	EXISTING OVER-HEAD ELECTRIC
G	EXISTING GAS
S	EXISTING SANITARY
SS	PROPOSED SANITARY
W	EXISTING WATER
SS	PROPOSED WATER
SS	EXISTING STORM SEWER
SS	PROPOSED STORM SEWER
CATV	EXISTING CABLE TELEVISION
o o	EXISTING FLOWLINE (1/2")
o o	EXISTING TREELINE
700	EXISTING CONTOUR
(R)	RADIAL LINE
REC	RECORD
■	EXISTING STONE
■	IRON PIPE CAP #2001006115
IP	EXISTING IRON PIPE
RB	EXISTING REBAR
RW	RIGHT OF WAY MARKER
MH	EXISTING SANITARY MANHOLE
MH	PROPOSED SANITARY MANHOLE
CO	EXISTING SANITARY CLEANOUT
CO	PROPOSED SANITARY CLEANOUT
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
EH	EXISTING ELECTRIC TRANSFORMER
EH	PROPOSED ELECTRIC TRANSFORMER
PP	EXISTING TELEPHONE BOX
WV	EXISTING WATER VALVE
WV	PROPOSED WATER VALVE

UTILITIES

NATURAL GAS

AMEREN UE
2001 MAGUIRE BLVD.
COLUMBIA, MISSOURI 65201
(573) 441-0872

WATER

CITY OF COLUMBIA
WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
(573) 874-7325

CABLE TV

MEDIACOM
501 N COLLEGE AVENUE
COLUMBIA, MISSOURI 65202
(573) 443-1535

SANITARY SEWER

CITY OF COLUMBIA
WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
(573) 874-7250

TELEPHONE

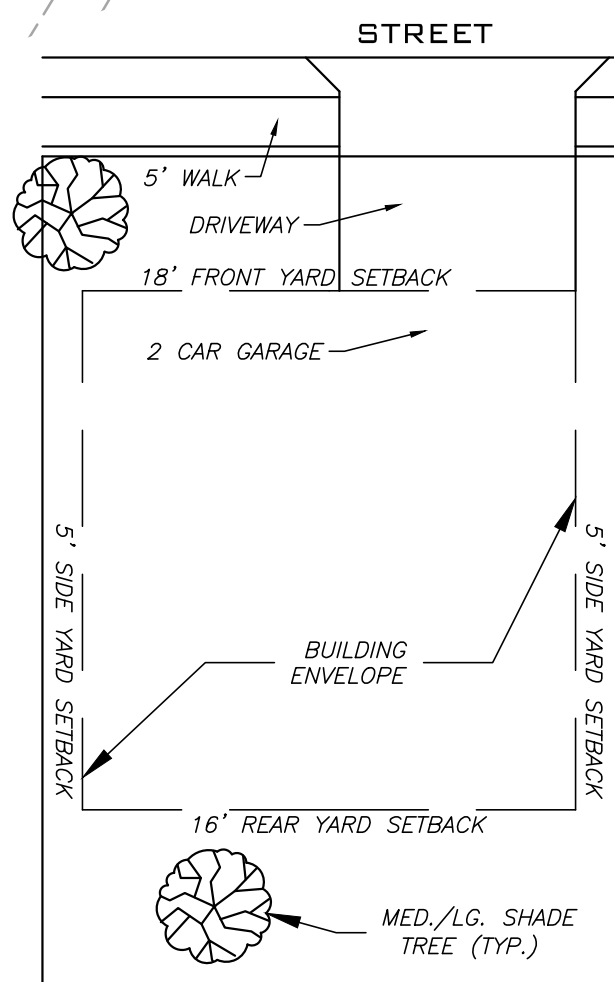
CENTURYLINK
625 E CHERRY
COLUMBIA, MISSOURI 65205
(573) 886-3336

ELECTRIC

CITY OF COLUMBIA
WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
(573) 874-7325

NOTES

1. WATER AND ELECTRIC TO BE DESIGNED AND SUPPLIED BY THE CITY OF COLUMBIA WATER AND LIGHT.
2. ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET.
3. ALL NEW STREET R/W SHALL BE 44-FOOT WIDE WITH A 24-FOOT WIDE STREET UNLESS AS NOTED OTHERWISE.
4. DEVELOPER SHALL ENSURE THE SUBGRADE OF BLUFF CREEK DRIVE IS WITHIN 1 FOOT +/- OF THE APPROVED PROFILE BY A CIVIL GROUP DATED FEBRUARY 10, 2008.
5. THERE SHALL BE A 10-FOOT WIDE (MINIMUM) UTILITY EASEMENT ON THE ADJACENT LOT ALONG ALL STREET RIGHT-OF-WAY. THERE SHALL BE A 16-FOOT WIDE (MINIMUM) EASEMENT AS NEEDED FOR OTHER UTILITIES.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. A 5-FOOT SIDEWALK SHALL BE BUILT ALONG ADJACENT CONSTRUCTED STREET FRONTS IN CONJUNCTION WITH THE BUILDING CONSTRUCTION ON INDIVIDUAL LOTS, AS SHOWN.
9. STREET GRADES AND ALIGNMENTS, STORM SEWER PIPE AND INLET SIZES AND LOCATIONS, AND SANITARY SEWER LOCATIONS SHOWN ARE CONCEPTUAL IN NATURE ONLY AND WILL BE REFINED WITH FINAL DESIGN. THE SIZES AND LOCATIONS CAN BE MODIFIED WITHOUT FURTHER REVIEW BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.
10. DRAINAGE EASEMENTS HAVING A MINIMUM WIDTH OF 16 FEET OR WIDER AS NEEDED SHALL BE PROVIDED TO CONTAIN THE RUNOFF IN CONCENTRATED FLOWS FROM A 100 YEAR RAINFALL EVENT.
11. ALTHOUGH IT IS NOT KNOWN AT THIS TIME, TWO LOTS MAY BE RESERVED IN THE FUTURE FOR A CLUBHOUSE AND POOL. LOT A, B, AND C ARE COMMON LOTS FOR NEIGHBORHOOD AMENITIES WHICH MAY INCLUDE COMMON DRIVEWAYS, PARKS, LANDSCAPING, PATIOS, POOLS, CLUBHOUSE OR PICNIC SHELTERS.



TYPICAL LOT LAYOUT

REQUIRED PARKING 2 SPACES PER UNIT
PARKING PROVIDED 2 SPACES PER UNIT
IN GARAGE.

TYPICAL LOT LAYOUT NOTES

1. THE BUILDINGS PROPOSED FOR THIS DEVELOPMENT ARE ONE FAMILY DETACHED DWELLINGS.
2. ALL BUILDINGS SHALL BE CONSTRUCTED WITH A MINIMUM FRONT SETBACK OF 18 FEET FROM INTERNAL STREETS AND A MINIMUM SIDE SETBACK OF 10 FEET FROM INTERNAL STREETS.
3. EACH UNIT SHALL HAVE A MAXIMUM FOOTPRINT OF 2,600 SQUARE FEET AND A MAXIMUM GROSS AREA OF 7,000 SQUARE FEET.
4. UNITS SHALL BE A COMBINATION OF SLAB ON GRADE OR WALKOUT WITH 1 OR 2 STORIES ABOVE. MAXIMUM UNIT HEIGHT SHALL BE 35 FEET.
5. ALL LOTS IN THIS DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 4000 SQUARE FEET AND A MINIMUM WIDTH OF 30 FEET AT THE BUILDING LINE.
6. THE TOTAL NUMBER OF LOTS/UNITS MAY BE REDUCED BY THE OWNER WITHOUT REVISION OF THE PUD PLAN.
7. THERE SHALL BE NO DRIVEWAY ACCESS ONTO BLUFF CREEK DRIVE.
8. MAXIMUM DRIVEWAY WIDTH SHALL BE 28 FEET. EACH UNIT SHALL HAVE A MINIMUM OF TWO ON-LOT PARKING SPACES.
9. EACH LOT MAY HAVE A MAXIMUM 5 FOOT WIDE SIDEWALK EITHER FROM THE STREET TO THE BUILDING OR FROM THE DRIVEWAY TO THE BUILDING.
10. EACH UNIT MAY HAVE A DECK, PORCH OR PATIO ON THE REAR OF THE UNIT. PORCHES AND DECKS ARE SUBJECT TO BUILDING SETBACKS.
11. OWNER RESERVES THE RIGHT TO ENHANCE THE LANDSCAPING.

STREAM BUFFER STATEMENT

THIS TRACT IS EXEMPT FROM THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND CHAPTER 12A, ARTICLE X, SECTION 12A-232(A)(2) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YR FLOODPLAIN AS SHOWN BY THE BOONE COUNTY FLOOD INSURANCE RATE MAP #29019C0295D DATED MARCH 17, 2011.

STORM WATER STATEMENT

A SITE PLAN FOR THIS TRACT HAS BEEN APPROVED SEPTEMBER 19, 2007 SHOWING 207,342 SQUARE FEET OF IMPERVIOUS AREA. PROPOSED IMPERVIOUS AREA UP TO THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO STORM WATER REGULATIONS PER THE CITY ORDINANCE NO. 013019 AND THE STORM DRAINAGE DESIGN MANUAL DATED MARCH 1991. ADDITIONAL IMPERVIOUS AREA BEYOND THE PREVIOUSLY APPROVED AMOUNT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND SHALL BE CONSTRUCTED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

PROJECT PHASING

THE PROJECT WILL BE CONSTRUCTED IN PHASES THAT ARE NOT DETERMINED AT THIS TIME.

BENCHMARK DATA

SET NAIL IN WEST SIDE OF POWER POLE, LOCATED ALONG HIGHWAY 63 RIGHT-OF-WAY, APPROXIMATELY 250' SOUTH OF NORTHEAST CORNER OF SITE.

ELEV. = 735.81

OWNER/DEVELOPER

LYON CREST PROPERTIES, LLC
2317 DEER CREEK COURT
COLUMBIA, MISSOURI 65203

SITE DATA

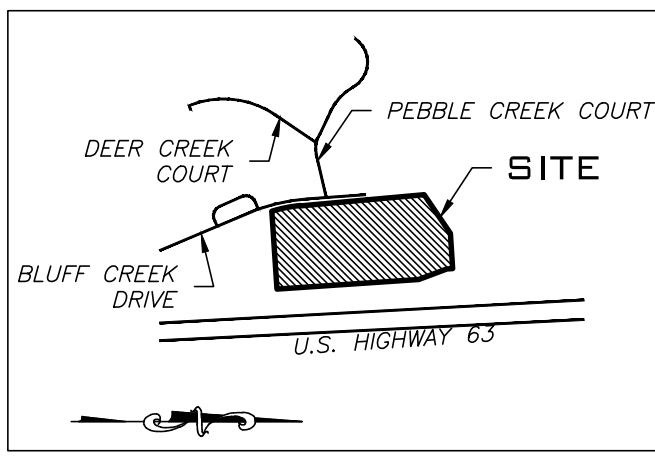
CURRENT ZONING - PUD 5.1
ACREAGE: 8.67

TRACT DESCRIPTION

LOT EIGHT HUNDRED ONE (801) OF BLUFF CREEK ESTATES PLAT EIGHT (8), A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI.

THIS DOCUMENT HAS BEEN
ELECTRONICALLY
SIGNED, SEALED AND DATED.

CHRISTOPHER M. SANDER
FEBRUARY 23, 2016



PROJECT LOCATION MAP

NOT TO SCALE



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PH: (573) 817-5750, FAX: (573) 817-1677
MISSOURI CERTIFICATE OF AUTHORITY: 2001006115

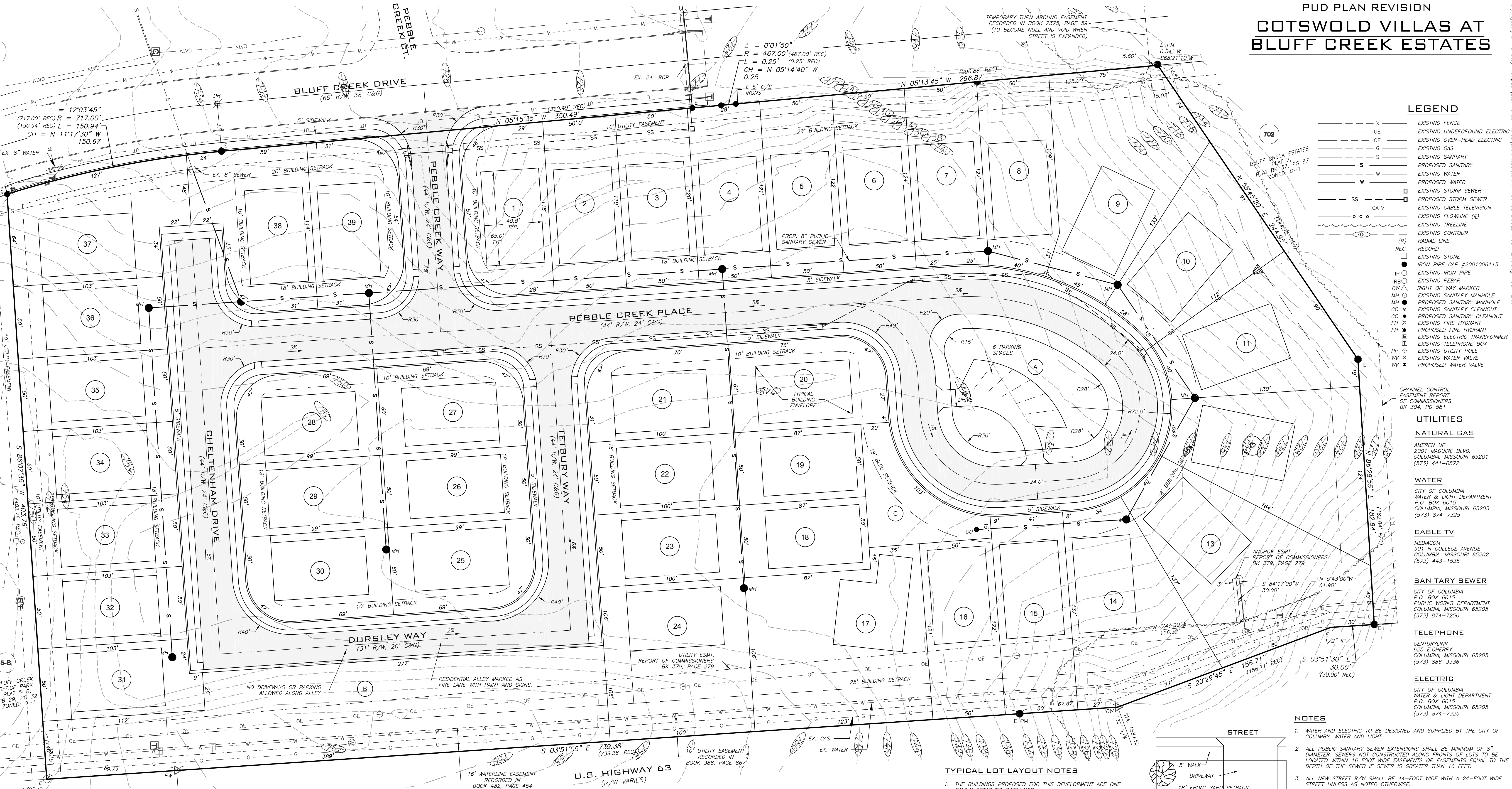
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF ____, 2016.

STEPHEN REICHLIN, CHAIRMAN

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL
THIS ____ DAY OF ____, 2016.

, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK



Introduced by McDavid
First Reading 8-18-14 Second Reading 9-2-14
Ordinance No. 022186 Council Bill No. B 259-14

022186

AN ORDINANCE

rezoning property located east of the intersection of Bluff Creek Drive and Pebble Creek Court from District O-1 to District PUD-5.1; approving the statement of intent; repealing all conflicting ordinances or parts of ordinances; approving the PUD Plan of Cotswold Villas at Bluff Creek Estates; granting a variance from the Subdivision Regulations; 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:

LOT EIGHT HUNDRED ONE (801) OF BLUFF CREEK ESTATES PLAT EIGHT (8), A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 16, RECORDS OF BOONE COUNTY, MISSOURI.

will be rezoned and become a part of District PUD-5.1 (Planned Unit Development) with a development density not exceeding 5.1 dwelling units per acre and taken away from District O-1 (Office 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 July 30, 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. 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 PUD Plan of Cotswold Villas at Bluff Creek Estates, as certified and signed by the surveyor on July 30, 2014, for the property referenced in Section 1 above.

SECTION 5. Subdivider is granted a variance from the requirements of Section 25-54.1(a) of the Subdivision Regulations so that additional public street access shall not be required for the 8.67 acre site; provided, that no more than 44 dwelling units be built on the site.

SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this 2nd day of September, 2014.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 24, 2016

VI) PUBLIC HEARINGS

Case Number 16-3

A request by Lyon Crest Properties, LLC (owner) to amend the PUD (Planned Unit Development) zoning and approval a major revision to the development plan of Cotswold Villas at Bluff Creek Estates. The 8.67-acre subject site is located on the east side of Bluff Creek Drive, east of Pebble Creek Court.

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

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

Staff recommends:

1. Approval of the proposed changes to the PUD-5.1 zoning statement of intent; and
2. Approval of the PUD development plan, including the exception from Section 29-10(d)(7) to allow a reduction of front yard setbacks along interior streets from 20 feet to 18 feet.

MR. REICHLIN: Do we have any questions of staff?

MR. TOOHEY: I have one. Was there any concern about how parking would work with this -- with this change?

MR. MACINTYRE: No. Each unit is going to have a two-car garage and two parking spaces in -- in the driveway in front, so it's actually effectively doubling the minimum required parking. In addition, there is -- I believe it's a six-space overflow parking area that's located at the northern end of the site on the internal portion of the loop. While that's fairly limited, we do believe that the amount of off-street parking being provided with each unit should be adequate to accommodate the occasional party, provided that not everyone has friends over all the time in large amounts.

MR. TOOHEY: Thank you.

MR. MACINTYRE: You're welcome.

MR. HARDER: I have a --

MR. REICHLIN: Mr. Harder?

MR. HARDER: You had a question about -- you had mentioned that there was a maximum or this reached the maximum that would require connecting Bluff Creek between the subdivisions. And so if -- after this, if something else gets proposed, that's -- that would require the connection or at a different location in that subdivision or something?

MR. MACINTYRE: Yes. Technically speaking, while certainly the original -- the currently approved PUD plan here exceeded it by four units, I believe -- or five units, pardon me -- you know, it could be addressed in a similar fashion on a case-by-case basis, but we would certainly provide the option for -- or safety services -- emergency services to weigh in on that and then provide you with the

information that we have to see if you think it's appropriate or not to perhaps approve a variance in a slight case or require something bigger in terms of meeting that requirement via additional connection.

MR. HARDER: Okay. Thanks.

MR. REICHLIN: Any other questions of staff? Seeing none, we'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: Anybody who cares to comment on Case Number 16-3, please come forward.

MR. SANDER: I'm Chris Sander with A Civil Group here on behalf of Lyon Properties. Our office is at 3401 Broadway Business Park Court. We -- Ms. Ravapudi was here tonight and she apologized, but she needed to get home and take care of her kids, so she apologizes for not being able to be here. The Ravapudis live right across the street from this property off of Pebble -- Deer Court, which comes off of Pebble Court. And Mr. -- Dr. Ravapudi's mother actually lives in one of the houses on Bluff Creek Drive that faces this property. They purchased it a couple of years ago with the intent of looking to make sure that what happened with this property was in line with what -- what would fit with the neighborhood because this is where their home is. They -- they needed to hurry up to get an approval prior to closing on the property, but have spent the last couple of years thinking this through and have come to this plan. They're really looking at some high-end homes with -- primarily targeting elderly, mature folks, or young adults without families that -- that would be a cerebral nice neighborhood for the high end, but won't have the yard maintenance and those kind of things. So if you have any questions for me, I'd be glad to answer or try to.

MR. REICHLIN: Any questions of this speaker? Seeing no one, thank you very much. Anybody else caring to comment on this matter? Seeing no one, I'll close the public hearing and turn the this over to the -- my fellow Commissioners for comment and --

PUBLIC HEARING CLOSED

MS. BURNS: I'd be happy to frame a motion. Okay? In the Case of 16-3, a request by Lyon Crest Properties to amend the Planned Unit Development zoning and approve a major revision to the development plan of Cotswold Villas at Bluff Creek Estates and also including the exception from the minimum setback of the front yard from 20 to 18 feet.

MS. RUSHING: Second.

MR. REICHLIN: That was Ms. Rushing. May we have a roll call, please.

MS. LOE: Yes, Mr. Chairman. So, in the Case of 16-3.

Roll Call Vote (Voting "yes" is to recommend approval. Voting Yes: Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Strodman, Ms. Rushing, Ms. Russell. Motion carries 8-0

MS. LOE: Unanimous approval. Recommendation for approval will be forwarded to City Council.

Sanjeev & Shelley Ravipudi
Lyon Crest Properties, LLC
2317 Deer Creek Ct.
Columbia, MO 65201
March 11, 2016

Cotswold Villas at Bluff Creek

Re: City of Columbia Planning & Zoning Meeting March 24th, 2016

Dear Neighbors of Bluff Creek Estates,

The city classifies revisions as either "Minor" or "Major". The difference is whether the revision can be approved by staff or whether it needs a public hearing and approval by council. Our proposed revisions are for an improved neighborhood layout and for *detached* single family homes, this is considered a Major Revision. Most revision requests are now considered Major.

The proximity of our own home to the site of the proposed development motivates our goals to develop a more elegant neighborhood conducive with the existing one. Below is an outline of the proposed changes as well as a history of the previous plans approved by City Council dating back to 2007. Also attached are the plans submitted to Planning & Zoning for review March 24th.

For any questions or concerns, please do not hesitate to contact us.

Kindest Regards,

Sanjeev and Shelley Ravipudi

Lyon Crest Properties, LLC
Cell (626)-394-6229 or 6298
sanjeevravipudi@gmail.com or shelleynelson@hotmail.com

Current Proposal Overview

- The total number of units is being reduced from 44 to 39.
 - Prior plans approved 44 single family attached (22 buildings).
 - Proposed revision is for 39 single family detached homes.
- The larger street frontage for each unit will allow for more attractive street appearance.
- Single family detached units are more marketable to 50+ Active Adults and Millennials (young professionals).
- More usable green space and walkable neighborhood design.
- Two car garages with driveways to provide ample parking for the homes.
- The total footprint can be as large as 2600 square feet. With options for multiple levels, these could be rather large homes if desired by the client.
- Proposed price range \$275-400k.
 - Promoting home ownership and a product NOT feasible for converting into rentals or student housing.

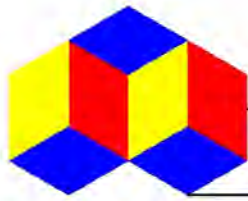
Activity Update since September 2014 City Council PUD approval

- September 2014 – June 2015 Redesign time period
Consulted Architects and Designers from Dallas/Fort Worth who proposed revisions to previously approved plans.
- June 2015 redesign proposal presented to Columbia Planning Department.
- June 2015 to September 2015 City Review Process
- Fall 2015 Project tabled due to other owner commitments
- March 24, 2016 Planning & Zoning meeting to review “major revisions”
- Building and development proposed for 2017-2022.

History of the Property

- August 2007 retirement home plans proposed by previous owners and approved.
 - Zoning O - 1
 - 4 separate 2 story buildings totaling over 88,000 square feet of living space.
 - 460 parking spaces.

- February 2014 rental villa plans proposed by previous owners and approved.
 - Zoning O - 1
 - 22 single family attached buildings.
 - 44 total town homes.
 - Intended as rental units.
- March - June 2014 concerned neighbors, Sanjeev & Shelley Ravipudi, engaged in discussions with previous owners resulting in a buyout of the property with intent of constructing owner occupied units compatible with existing neighborhood.
- September 2014 Ravipudi's owner occupied villa plans proposed and approved by City Council.
 - Zoning downgraded to PUD to steer away from rental units and promote home ownership
 - 22 single family attached buildings.
 - 44 total town home units for purchase



A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING

February 18, 2016

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

RE: Cotswold Villas at Bluff Creek Estates – Variance Request

Dear Mr. Teddy:

On behalf of Lyon Crest Properties, LLC, we are herewith submitting a request for a variance to the maximum number of lots having a single access (Section 25-54.1). A variance to this section was granted in 2014 for this property due to Bluff Creek Drive currently terminating at the Grindstone Creek. The total number of units has been reduced by 5 residences from the previously approved plan.

We would also like to request that a variance to the front setback requirement for garages (Section 29-10(d)(7) of 20 feet be reduced to allow garages to be placed 18' from the front property lines on those lots facing interior streets as shown on the PUD plan.

Please let me know if you have any questions.

Thank you,

A Civil Group

Christopher M Sander, PE, PLS