

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
JANUARY 24, 2013**

SUMMARY

A request by Crockett Engineering, on behalf of Southside Trail Estates, for annexation, permanent City R-1 and PUD 5.5 zoning, a PUD plan, and preliminary plat. The 35.8-acre site is located on South Route K, approximately 2,000 feet south of the intersection of Providence, Route K, and Old Plank Road. **(Case # 12-185)**

DISCUSSION

Changes from the original proposal

The revised plat/plan consists of 64 lots and two common lots. The original submission featured 76 lots, with three common lots. The PUD area remains unchanged. The row of lots north of Truscott Court has been revised to remove one lot, and a lot was similarly added along the south side of Truscott. A buffer area was added between lots 54-55 at the site's southern boundary shared with Rock Bridge Memorial State Park.

The lots originally labeled as 35-47 and the third common area lot have now shown as a single, 12.22-acre parcel. A developer imposed restriction indicates that, "Lot 64 shall not be allowed to be subdivided into more than one single family residential lot with the exception that the developer reserves the right to request the rezoning of said lot 64 to a PUD designation. Maximum number of single family units allowed within the PUD would be five."

Other changes shown on the revised plan include the addition of multiple notes on the plat. One regards the width of entrances to Route K, stating that they will be designed to accommodate a standard length school bus. Another indicates that a berm, three feet tall, will be accompanied by vegetative landscaping along the rear of lots 27-33. And finally, no detached buildings are to be allowed on any private lot in the development.

Permanent zoning

The subject site consists of 35.8 acres, and is unimproved. The request for permanent zoning is associated with a concurrent annexation request, before City Council, that would permit the subject property to connect to the City sewer system. The site is currently zoned County R-S and A-1. The site is surrounded by single-family zoning and land uses to the north, east and west. To the south is Rock Bridge Memorial State Park which abuts the subject tract for approximately three-quarters of the southern property line's length. The annexation request has been introduced before Council and is pending a final vote at the February 4 meeting.

The requested permanent zoning is R-1 and PUD 5.5. The R-1 designation is consistent with that of current county zoning for much of the site. The area proposed for R-1 zoning would be restricted to single-family detached dwellings on lots no less than 7,000 square feet, per the Zoning Ordinance standard. The smallest lot within the proposed development is 9,100 square feet. All standard R-1 setbacks and height restrictions would be required within the section of the site proposed for R-1 zoning.

The PUD-5.5 designation would allow villa-style structures, which are single-family attached dwellings that must meet specific design criteria specified in Section 29-10 of the Zoning Ordinance. All R-2 uses are proposed for the PUD area. The buildings will each be located on a separate, platted lot. The villa lots feature 20-foot front yard setbacks, six-foot side setbacks (zero between paired villa units), and 25-foot rear setbacks. A total of 22 units on 11 lots are proposed.

The proposed PUD zoning would comply with a City Council policy resolution from 1999 stating a "strong preference for planned development" within the Little Bonne Femme watershed above (north of) Rock Bridge Memorial State Park. Staff recognizes that the R-1 zoning does not follow this preference; however, it does not contravene City Code, and nothing precludes development in an R-1 district from implementing the watershed plan's aims.

PUD plan

Concurrently submitted with this permanent zoning request is a PUD plan for the proposed PUD 5.5 zoning area. The plan contains 11 lots, which are proposed for villa-style structures as outlined in Section 29-10 of the Zoning Ordinance. A PUD plan constitutes a preliminary plat for a planned district. For this project the PUD plan and preliminary plat for the entire subdivision are shown on the same layout.

A variance is sought for lots 1 and 11, to reduce the setbacks on the south line of lot 1 and the northeast line of lot 11 from 10 feet (standard for a PUD perimeter side yard) to 6 feet. The applicant owns the adjacent lot to the south of lot 1 and believes the setback between lots 11 and 12 will be sufficient to provide separation from the future construction. Section 29-10(d)(7) allows an applicant to propose modification to the setback requirement and for the Commission to make a recommendation to the Council on that request.

Preliminary Plat

The preliminary plat proposes 64 residential lots (11 of which are in the PUD plan area) and two common lots. R-1 (one-family dwelling) zoning is being sought. The site is surrounded by single-family/agricultural zoning and land uses. The plat has been reviewed by City departments and external agencies and found to be compliant with the Subdivision Regulations, with the exception of the setback variance in the PUD portion. Neither MoDOT nor City traffic engineers have recommended changes to Route K. The entrances to the development have been studied for their location and suitability and found sufficient. As noted earlier, lot 64, the 12.22-acre parcel proposed for the eastern portion of the site, is subject to a developer imposed restriction on future development potential. The parcel could seek to be rezoned to a PUD with a maximum of five single-family units being proposed. Such action would be subject to the standard public hearing process through the Commission and City Council.

Bonne Femme Watershed Plan

A factor in decision making for this proposal is the 2007 Bonne Femme Watershed Plan. This plan has several aims, and is among the documents, such as the Comprehensive Plan, that the Commission may use in cases such as this one. One of the watershed plan's goals was to "ensure that changes in land use do not increase downstream flooding or channel instability, or decrease water quality." This is due, in part, to the fact that the City did not have a stormwater ordinance at that time. One of the main objectives of Chapter 12A, the City's since-enacted stormwater ordinance, is to prevent water quantity/quality issues downstream from a given site.

The Bonne Femme Plan also promotes several methods and strategies to protect, enhance, and otherwise ensure the long-term viability of the watershed. The proposed development must comply with current City stormwater regulations. While the site is not specifically designed to implement low impact development (LID), it does set aside areas for the water quality detention feature as well as a stream buffer area, fulfilling a recommendation of Chapter Six of the Bonne Femme plan. Staff is aware of the County's recommendation, echoing the Plan, calling for a specifically-designed low-impact development layout, and finds the City's stormwater ordinance sufficient to address runoff from the proposed development.

STAFF RECOMMENDATION

Staff recommends approval of the requested permanent R-1 and PUD-5.5 zoning.
Staff recommends approval of the requested PUD plan/preliminary plat.
Staff recommends approval of the requested variance to Section 29-10(d)(7).

SUPPORTING DOCUMENTATION

Locator/Aerial maps
PUD Statement of Intent
PUD Plan/Preliminary Plat
December 6 and January 10 Commission Minutes

PUD PARAMETERS—APPLY ONLY TO PUD-ZONED AREA

a. Proposed uses	All R-2 uses
b. Types of dwelling units, & accessory buildings	Single family attached dwelling
c. Maximum number of dwelling units	22 (11 villa-style structures)
d. Maximum building height	35 feet
e. Parking	Total parking spaces: 2-4 per unit; half in garages Parking ratio (spaces/dwelling unit): 2-4/unit
f. Minimum maintained open space	% of total site in open space: 40% minimum
g. Amenities	None
h. General project description	Minimum lot size: 0.29 acres Minimum setbacks from lot lines: 20' front; 6' sides; 25' rear; Zero setback between paired villa units

SITE CHARACTERISTICS

Area (acres)	35.8
Topography	Varied with draws, generally sloping to the south
Vegetation	Wooded on south, east portions of site, grassy elsewhere
Watershed	Little Bonne Femme
Existing structures	None
Existing zoning	County A-2, R-S

BACKGROUND

Annexation date/ward	N/A
Initial zoning	County A-1
Previous rezoning(s)	None
Metro 2020 Plan	Neighborhoods

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	County R-S	Residential dwellings
South	County R-S, A-1	Residential dwelling, open space
East	County A-2	Residential dwellings, open space
West	City R-1, County R-S	Residential dwellings

UTILITIES & SERVICES

Sanitary Sewer	None currently, City upon annexation
Water	Consolidated Water District #1
Electric	Boone Electric
Fire Protection	Boone County Fire Protection District (City upon annexation)

ACCESS

Route K	West of site
Major Roadway Plan classification	Minor arterial
Capital Improvement Program projects	None
Right-of-way needed	50' half width; provided on plat

PARKS & RECREATION

Neighborhood Parks Plan	None; in secondary parks acquisition area
Trails Plan	None
Trail easement(s)	None

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on November 13, 2012.

Public information meeting recap	Number of attendees: 6 Comments/concerns: General inquiries on project
Neighborhood Association(s) notified	N/A
Correspondence received	Numerous inquiries on matters surrounding the project, written correspondence attached

Report prepared by ML

Approved by PRZ



**City of Columbia
Planning Department**

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

Statement of Intent Worksheet

For office use:

Case #: <i>12-185</i>	Submission Date: <i>10-29-12</i>	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.

All permitted uses in DISTRICT R-2.

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.

All building types shall be single family or two-family dwellings. Maximum number of units shall be 22 with a maximum

3. The maximum building height proposed.

35 feet.

density of 5.5 units per acre.

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.

landscaping: 40%

existing vegetation: 0%

The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.

The total parking spaces shall be between 2 to 4 spaces per unit.

Half of all spaces shall be enclosed in garages

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

None.

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.

The development will include 11 two-family dwellings that are to be developed as "villa" style units. Each building shall be placed on its own platted lot. Each lot shall have 6-foot sideyard setbacks, a 25 foot rear yard setback & a 20-foot front yard setback.

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

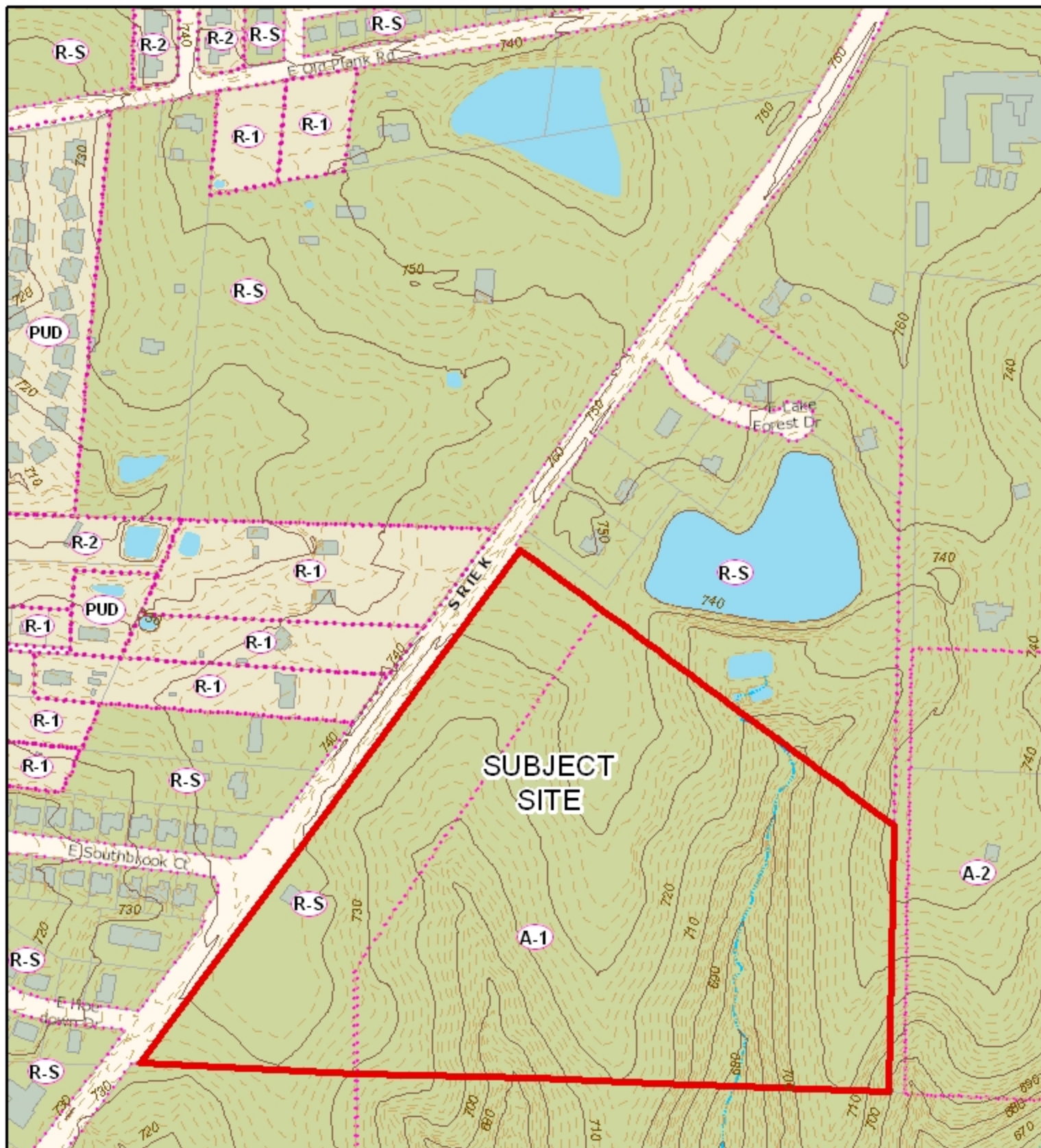
Robert Hill

Signature of Applicant or Agent

10/29/12

Date

a 20-foot front yard setback.

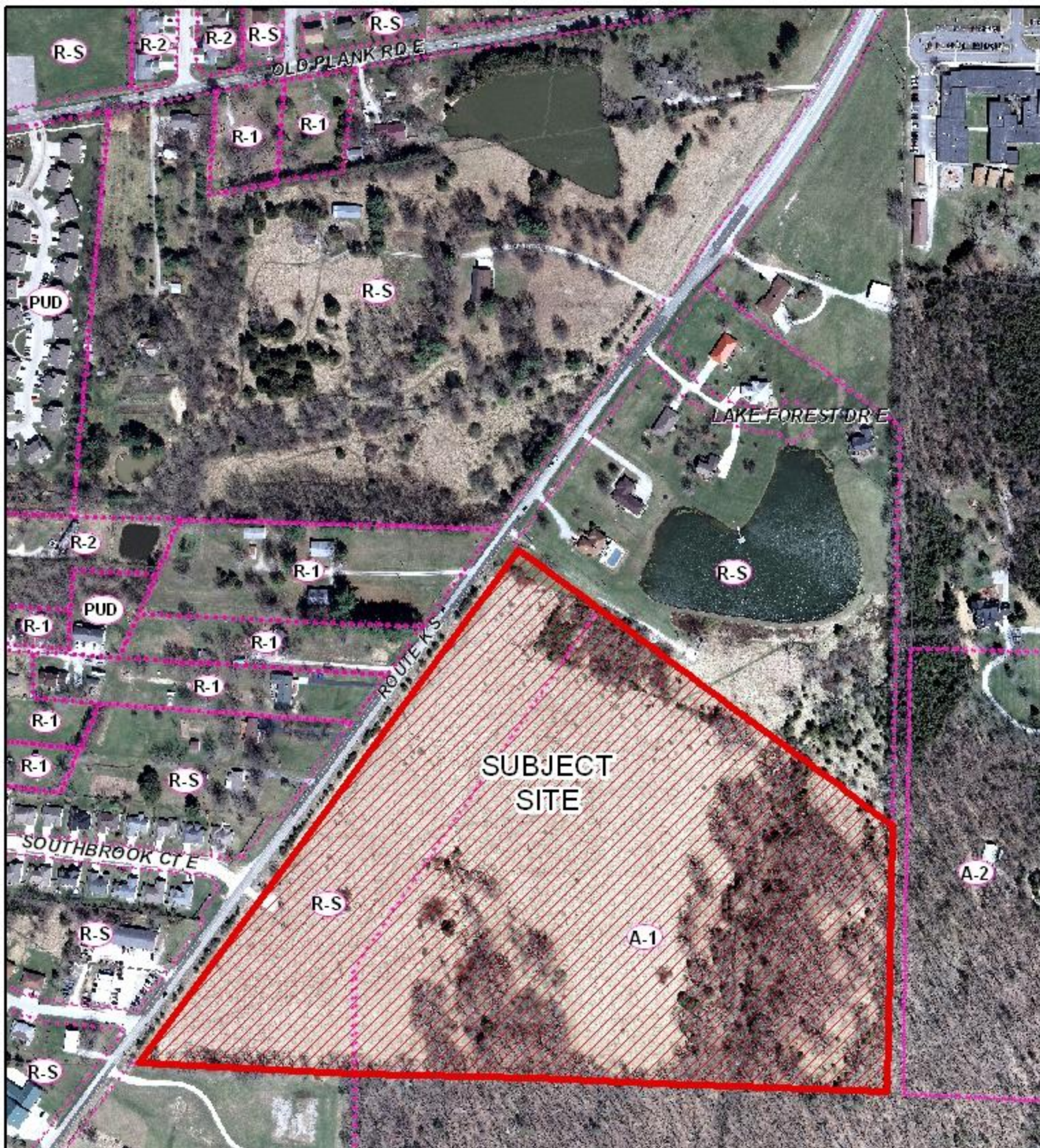


Case 12-185: Annexation Southside Trail Estates

0 125 250 500
Feet

1 inch = 325 feet





Case 12-185: Annexation, Zoning, PUD Plan/Plat

Southside Trail Estates

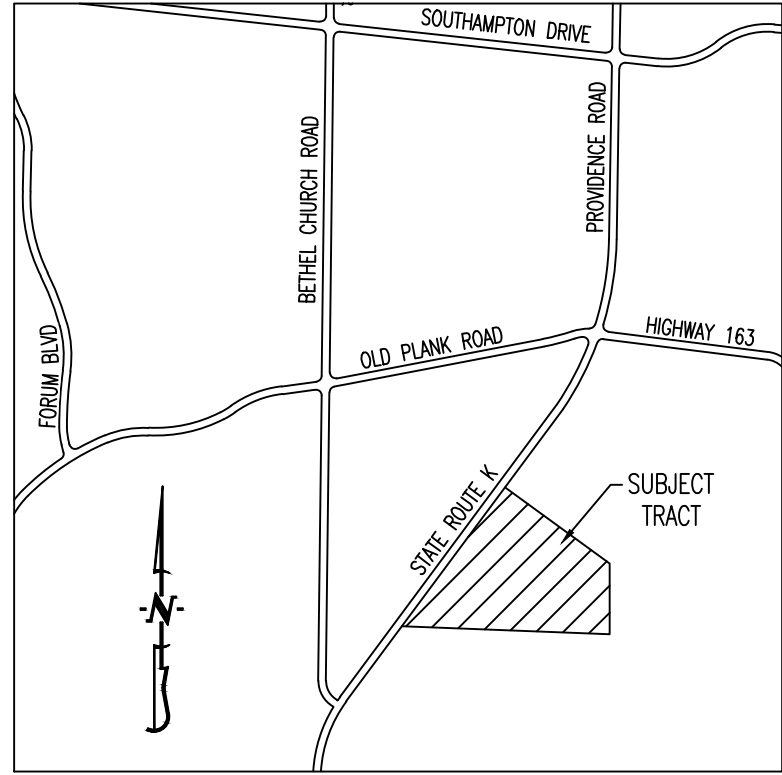


2011 Orthophoto
Source: Boone County Assessor

0 125 250 500
Feet

1 inch = 325 feet





LOCATION MAP
NOT TO SCALE

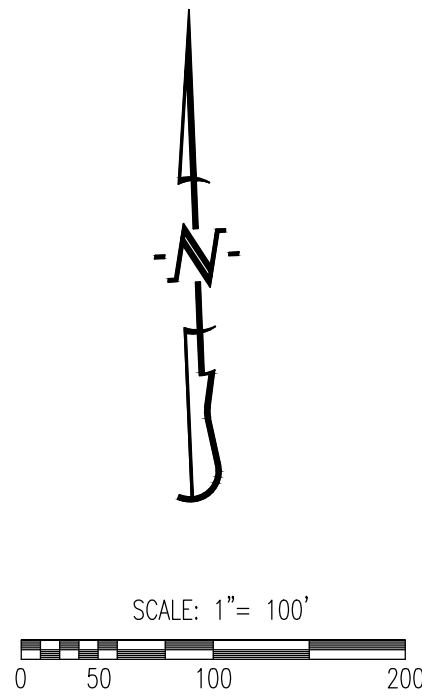
PRELIMINARY PLAT & PUD PLAN

PARKSIDE ESTATES

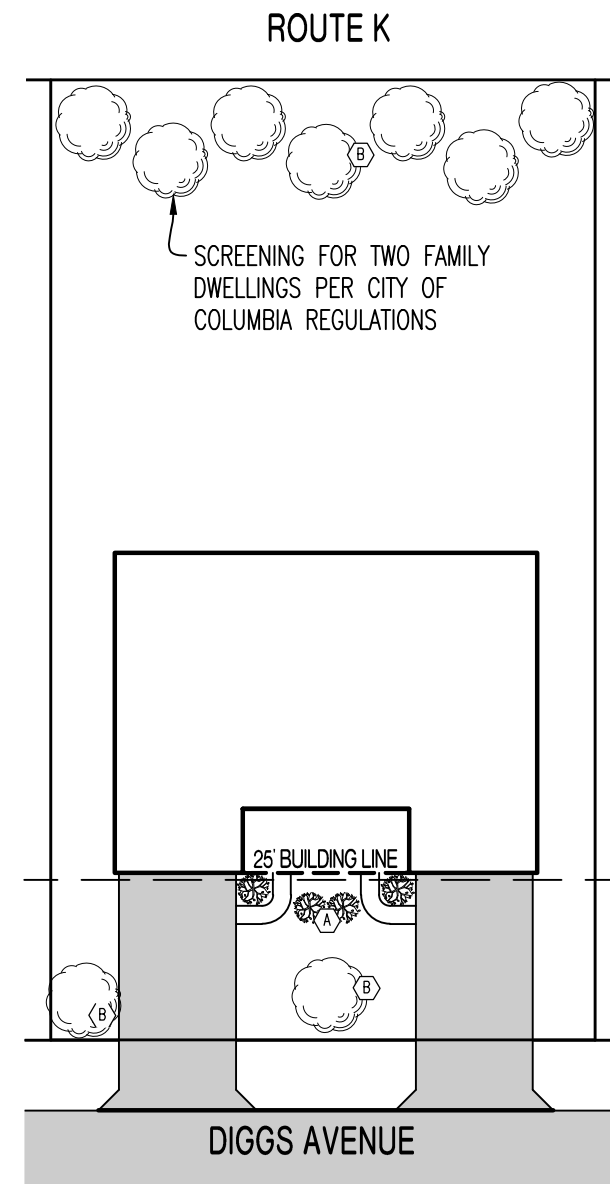
A MAJOR SUBDIVISION LOCATED IN SECTION 1,
TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 2013

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- 818 — PROPOSED 2FT CONTOUR
- 820 — PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- ~ EXISTING TREELINE
- ~ PROPOSED TREELINE
- ○ ○ — EDGE OF WATERWAY
- S — EXISTING SANITARY SEWER
- S — PROPOSED SANITARY SEWER
- ⊙ MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- W — PROPOSED WATERLINE
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- 35 LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)



OWNER:
SOUTHSIDE TRAIL ESTATES
5796 S. ROUTE K
COLUMBIA, MO 65203



- ⊙ PROPOSED SHRUBS
- ⊙ PROPOSED TREE

TYPICAL PUD LANDSCAPING
FOR LOTS 1-11

NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

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. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.

NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 0290D DATED MARCH 17, 2011.

THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS COUNTY A-1 AND R-S (PENDING REZONING TO CITY R-1 AND PUD 5.5).

THIS PLAT CONTAINS 35.84 ACRES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

A REGULATED STREAM BUFFER AS IDENTIFIED BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES, IS LOCATED ON THIS TRACT AND IS AS SHOWN ON THE ADJACENT DRAWING.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS 1-11 AND 26-27 ONTO STATE ROUTE K.

LOTS C1 AND C2 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ECT.

ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.

A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.

DWELLINGS LOCATED IN THE PUD PORTION OF THIS DEVELOPMENT SHALL BE SINGLE FAMILY OR TWO FAMILY UNITS. ALL TWO FAMILY DWELLINGS SHALL MEET THE STANDARDS FOR VILLA STYLE UNITS AS DEFINED BY THE CITY OF COLUMBIA.

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.

THE TWO ENTRANCES ONTO ROUTE K SHALL BE DESIGNED TO ACCOMMODATE A STANDARD LENGTH SCHOOL BUS. TURNING RADI AND PATH MODELS SHALL BE SUBMITTED WITH FINAL DESIGN PLANS TO ILLUSTRATE PROPOSED IMPROVEMENTS WILL BE ADEQUATE.

A THREE FOOT BERM ALONG WITH VEGETATIVE LANDSCAPING SHALL BE INSTALLED ALONG THE REAR OF LOTS 27-33.

NO DETACHED BUILDINGS SHALL BE ALLOWED ON ANY PRIVATE LOT WITHIN THIS DEVELOPMENT.

LOT 64 SHALL NOT BE ALLOWED TO BE SUBDIVIDED INTO MORE THAN ONE SINGLE FAMILY RESIDENTIAL LOT WITH THE EXCEPTION THAT THE DEVELOPER RESERVES THE RIGHT TO REQUEST THE REZONING OF SAID LOT 64 TO A PUD DESIGNATION. MAXIMUM NUMBER OF SINGLE FAMILY UNITS ALLOWED WITHIN THE PUD WOULD BE FIVE.

LEGAL DESCRIPTION:

THREE (3) TRACTS OF LAND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST AND BEING ALL OF TRACTS 1, 2 AND 3 OF THE SURVEY RECORDED IN BOOK 3080, PAGE 187, ALSO BEING ALL OF A TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 2920, PAGE 90, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 35.84 ACRES.

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(313) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#C000151004

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF ____, 2012.

DOUG WHEELER, CHAIRPERSON

TIMOTHY D. CROCKETT - PE-2004000775



Matthew Lepke <mjllepke@gocolumbiamo.com>

Parkside Estates Development 12-185

1 message

Teresa And Terry <teresaandterry@centurytel.net>

Thu, Jan 17, 2013 at 7:36 AM

To: mjllepke@gocolumbiamo.com, SKAMIN@gocolumbiamo.com

Dear Sir and Madam,

As a family that loves the unspoiled, quiet wilderness of Rockbridge State park, we are very concerned about the plans for Parkside Estates Development 12-185.

Having reviewed the planned home sites and given the number of houses proposed, the probability of trash, pollution and runoff from so many houses/cars into the park and the very likely incursion of unofficial entry trails and noise into the park makes this an untenable idea.

We feel strongly that a much greater analysis of the environmental impact of that number of units MUST be undertaken before permission to build can be granted.

Please keep us informed/included in P&Z commission information about Parkside Estates Development 12-185.

Thank you,

Terry Rolan and Teresa Tice

2012 Shale Ridge Court

Columbia, MO 65203.



Matthew Lepke <mjlepke@gocolumbiamo.com>

Fwd: [Webmaster]: Citizen Feedback Form : 1-16-2013 07:26:25 pm

2 messages

Kathryn Bryant <kbbryant@gocolumbiamo.com>
To: Matthew Lepke <mjlepke@gocolumbiamo.com>

Thu, Jan 17, 2013 at 10:14 AM

Good morning, Matthew!

Marion said the parkside estates case belongs to you. I received this email in our general webmaster account... can you handle it or suggest who might be able to handle it?

Thanks Matthew :)

Kate Bryant

Public Communications
Administrative Support Assistant II
City of Columbia, Missouri

Call: (573) 441-5493
Email: KBBryant@GoColumbiaMO.com

Follow the City of Columbia on Facebook and Twitter!

----- Forwarded message -----

From: **annkorsch@aol.com** <annkorsch@aol.com>
Date: Wed, Jan 16, 2013 at 7:26 PM
Subject: [Webmaster]: Citizen Feedback Form : 1-16-2013 07:26:25 pm
To: webmaster@gocolumbiamo.com

The following form submission was received on the City of Columbia website. The sender has been notified of the successful receipt of this request. Recipients should respond to this request within a reasonable time frame, normally within 1 to 3 business days. For more information regarding origin of this message or to report spam contact the Webmaster at webmaster@gocolumbiamo.com.

Below are the results of a Web form submitted on: January 16th, 2013 at 07:26PM (CST).

Name: Ann Korschgen
Email Address: annkorsch@aol.com
Comments: I was dismayed to read today that there are 64 lots planned in the Parkside Estates! We live near the Little Bonne Femme Creek and know that run-off from a development that dense will destroy the creek.

Why are you allowing this type development near the park? Why does the monetary gain of one developer pre-empt the concerns of many regarding the park, the creek, and the environment?? This is very upsetting.

Please allow only few lots on this special location. Please protect our creek, our park and our environment. Please think LONG-TERM!!!!

IP:128.206.172.153
Form: Citizen Feedback Form

Parkside Estates Will Negatively Affect Rock Bridge Memorial State Park

Earlier this year, Southside Trail Estates requested annexation and rezoning of about 36 acres of land on the southern edge of Columbia for the development of Parkside Estates. Parkside Estates includes a planned unit development (PUD) of 22 villa-style structures on 11 lots and 65 non-PUD single family lots. The development is significant because it borders Rock Bridge Memorial State Park, one of our community's most valuable natural assets and because of its density. We, the board of Friends of Rock Bridge Memorial State Park, believe the proposed development will negatively affect the water quality of the Bonne Femme watershed, the ecological integrity of the nearby portions of the park, and the use and enjoyment of the park by park visitors.

The proposed development is bordered by Route K on the west and by low density residential and agricultural land except on the south east boundary, where it borders 0.2 of a mile of the north edge of the park. The land is gently rolling pasture with two wooded intermittent streams draining to the south into the park. The 22 villas would be located along Route K. The 65 lots would loop around both stream drainages and extend to the edges of the property on nearly all sides. The western stream drainage is slated to become a water quality detention basin and the eastern stream drainage has a buffer area along its length.

The Little Bonne Femme is fed by the intermittent streams draining the development. Right now it supports sensitive macro-invertebrates, which means it has good to excellent water quality. But even low levels of impervious surface affect streams and the life in them by increasing the amount of runoff, flash flooding, erosion, and pollutants, by reducing average flow, and by obliterating the pool and riffle structure needed by healthy streams. The retention basin on the western half of the property will slow down flow and retain pollutants from the roads, sidewalks, driveways and roofs in the development, but basins don't work when the soil is already saturated and the basin is full, and they require continual life-long maintenance to be effective. Plus, the basin will not help at all with flow off the eastern half of the property, which has 21 lots and their associated roads, sidewalks, driveways and roofs. Clearly the development as designed will have serious long-term effects on the water quality of the Little Bonne Femme.

The ecological integrity of the park will also be affected. Many natural communities of the park benefit from prescribed fires to remove invasive species, and fire is currently being considered for the forest next to the proposed development. The park also benefits from managed deer hunts to reduce browsing pressure on plants. Both of these management strategies are problematic next door to a high-density residential development. In their absence the plant community could change significantly. In addition, suburban homes will introduce non-native and invasive landscape plants and dogs and cats. Cats in particular are devastating to birds that nest on the ground or in low shrubs and on rabbits and other small mammals.

Missourians have voted in favor of a state sales tax to support state parks and soils by a two to one margin four times since 1984. Those tax dollars have flowed to Rock Bridge Memorial State Park and over 80 other state parks and historic sites in the expectation that the parks would serve as a place for visitors to enjoy recreation in nature. Last year about 290,000 visitors used the park; many seeking a nature experience on the Deer Run trail which lies next to the boundary of the proposed development. The Parkside Estates development's 65 house lots, on this size parcel, exceeds the building density of any other area bordering the park by an order of magnitude. Obviously, this is going to negatively affect visitors' sense of solitude and peace and their opportunities to experience wildlife in a natural setting.

In the past, both the county and city have taken steps to protect the park's watershed and streams, its ecological integrity and recreational opportunities. It is important to the future of the park that the community continues its commitment to and investment in the park by ensuring that this and future developments just outside the park boundary are in line with current land use patterns, whether agricultural or low density residential. It is important that the community work to conserve and preserve one of its most valuable natural assets. There are places in the community appropriate for a development with Parkside's density, but not next to a park like Rock Bridge Memorial State Park.

Signed

Board of the Friends of Rock Bridge Memorial State Park

Contact: Kevin Roberson, Board President - kwrcdr@aol.com



Letter/email for P&Z Commision Parkside Estates 12-185

sandy mccann <mccannsandy@yahoo.com>

Wed, Jan 16, 2013 at 3:16 PM

Reply-To: sandy mccann <mccannsandy@yahoo.com>

To: "skamin@gocolumbiamo.com" <skamin@gocolumbiamo.com>, "mjlepke@gocolumbiamo.com" <mjlepke@gocolumbiamo.com>

I am very concerned about the present plan for the proposed Parkside Estates development.

- 1. Boone County's report to the city said the county would only approve the proposal if it were changed to make Parkside Estates a low-impact planned unit development, not a regular PUD. This request has not been followed.**
- 2. The developer has not adequately addressed neighbors' concerns about housing density. According to the revised plat, the proposed density is still urban. Some areas have 4.7 houses per acre, and 21 lots are smaller than 0.29 acres.**
- 3. Rob Hill and Bill Crockett have not properly considered traffic issues along Route K, especially the concerns of homeowners on Southbrook Court, directly across Route K from the proposed development.**
- 4. The proposed multi-family housing along Route K does not fit the residential character of the area, which is entirely single-family.**
- 5. Bonne Femme Watershed Plan recommendations that the city and county agreed to are not being followed. There are "losing" streams on this property in a karst area with caves and sinkholes.**
- 6. I don't agree that this development in its present form is a good land use next to Rock Bridge State Park. Storm water runoff from the proposed high-density development could harm endangered species in the park.**

Thank you.

**Sandy McCann
500 E. Lake Forest Dr.
Columbia, MO 65203**

November 29, 2012

City of Columbia Planning and Zoning Commission
701 East Broadway
Columbia, MO 65201

RECEIVED
DEC 04 2012
PLANNING DEPT.

Dear Commissioners:

I am writing with regard to Case #12-185, a request for annexation and zoning of property on South Route K for the purpose of constructing a residential subdivision. I am the co-owner of a single-family residential property within 185 feet of the proposed subdivision.

I have concerns about whether it would be appropriate to approve the subdivision as currently proposed. My concerns are as follows:

Potential Conflict with City Council Resolution 160-06A

Approval of the proposed subdivision potentially would conflict with the spirit and intent of City Council Resolution 160-06A (Endorsing the U.S. Mayors Climate Protection Agreement). Adopted on July 17, 2006, Resolution 160-06A calls for the city to "adopt and enforce land-use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities."

The commission should carefully review the proposed subdivision in light of this resolution. Important factors to consider are the size of the proposed subdivision, its tremendous number of individual lots, and, most critically, the site's location beyond existing residential development of similar density and in an area not served by public transit.

Failure to Comply with the PUD Ordinance

Under Section 29-10 of the city zoning ordinance, a major objective of planned unit developments is to "provide for more usable and suitably-located common open space and amenities than would otherwise be provided under conventional land development standards." Moreover, the ordinance states that for all PUD developments "[o]pen space or common land *shall* be an essential and major element of the plan." (Emphasis added)

The PUD portion of this proposed development is unusually small, comprising only 11 lots, and includes no amenities, open space, or common land. As such, the proposed PUD does not conform to the requirements of Section 29-10 and should not be approved.

Thank you for consideration of these concerns.

Sincerely,



Wayne Savage

301 West Route K
Columbia, Missouri 65203
Telephone 573 442-7369
November 28, 2012

TO: Whom it may concern

Rob Hill has asked me to write in support of his planned development of a tract of land on South Route K and I have agreed to do so.

Admittedly, I would be happy to see the area remain the farmland that I grew up with but that has not happened and will not happen. The property will be developed at some point and as a nearby resident I want to see development done in a responsible manner. I have seen the proposed plans and feel this would be a quality neighborhood. The Hills are planning to live next to it for many years and will be especially interested in how the project is carried out.

Sincerely,


Phyllis Ward

I am in favor of the Hills subdivision project. I think it would make a great addition to the neighborhood. It is a lot better than student housing. I think it will increase the value of our land and houses.

Teresa Brubaker

5390 S.RT.K Columbia Mo