



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2016

Re: Mainstreet Health & Wellness Suites – O-P Plan Revision (Case #16-171)

Executive Summary

Approval of this request will allow for a major revision to the previously approved O-P development plan and associated Statement of Intent.

Discussion

Cole & Associates, Inc. (consultant) is requesting on behalf of Mainstreet (contract purchaser) approval of an O-P (Planned Office District) development plan, to be known as "Mainstreet Health & Wellness Suites." The 11.24-acre subject site is located on the north side of Berrywood Drive, approximately 400 feet east of Portland Street.

The request constitutes a major revision to the 2008 zoning statement of intent and previously approved O-P development plan (known as Silver Oak Senior Living O-P Plan) to allow for a transitional care facility (a.k.a., post-acute care) to be located on the site. The new proposal represents a significant reduction in the total building floor area (from 250,000 to 50,000 sq. ft.) and height (from 4 to 1 story), and increases the climax forest tree preservation area from 2.7 to 4 acres. The minimum setback of the building is increased from 59 to 117 feet along the site's eastern property line, and additional edge plantings provide added screening to supplement the intervening climax forest preservation area between the development and abutting residential properties.

In addition to the major changes identified above, the applicant's Statement of Intent has been revised to include the Continuing Care Retirement Community (CCRC) use, which better captures the proposed facility's mixture of uses and care than the pre-existing Residential Care Facility use. CCRCs were added to the City's zoning regulations after the site's 2008 rezoning, and are available only to properties of 10 acres or more.

The plan meets all O-P zoning district requirements and staff is supportive of the proposal, which carries forward key neighborhood protection conditions from the originally approved 2008 rezoning and development plan approval ordinance.

At its September 8, 2016, meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the rezoning and revised O-P plan. Commissioners asked questions about the detailed operations of the proposed facility and expressed satisfaction with the decreased size and intensity from the previously approved plan.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

While no members of the public spoke on this request at the public hearing, it should be noted that several individuals submitted letters expressing concerns about the request following the meeting. Opposition letters highlight existing traffic problems in the area.

The Planning and Zoning Commission staff report, locator maps, proposed O-P development plan, Statement of Intent (dated August 31, 2016), proposed design parameters, 2008 O-P development plan, 2008 O-P plan approval ordinance, letters from neighbors (including several opposition letters submitted after the Commission's public hearing), and meeting excerpts are attached.

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 will 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: Development, 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
7-7-08	Approved rezoning and O-P development plan (Ord. #019965)

Suggested Council Action

Approve the revised O-P development plan and associated Statement of Intent and Design Parameters.