



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.