



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 3, 2017

Re: Centerstate Apartments C-P Development Plan (Case # 17-74)

Executive Summary

Approval of this request will permit the development of a mixed-use project consisting of 304 1 & 2 bedroom apartments, 2 commercial lots, and 10.22 acres of public parkland. The 31.78-acre subject site is zoned PD and is part of the Centerstate commercial development located at the interchange of US 63 and Vandiver Drive.

Discussion

The applicant RUM, Inc is seeking development plan approval on 31.78 acres of PD (formally C-P zoned) property located to the northwest of the Menards located within the Centerstate commercial center. The proposed development plan was submitted prior to the adoption of the Unified Development Code (UDC) and as such has been reviewed under the former Chapter 25 (Subdivision) and Chapter 29 (Zoning) regulations pertaining to C-P development plans.

The subject site is proposed to be developed into a mixed-use project consisting of 176 one bedroom and 128 two-bedroom apartment units (304 units total), two commercial lots (all C-3 uses with listed exception from the 2004 C-P rezoning), and 10.22 acres of parkland. The parkland will be created through a combination of a City purchase (7.15 acres) and owner donation (3.07 acres). Creation of the public parkland will address a park property deficiency in the area. Authorization to proceed with the City acquisition and acceptance of the donation will proceed as a separate action.

The subject site will maintain the 2004 mandated 100-foot buffer between Pioneer Drive and the development site as well as provide 100 additional trees along the unvegetated portions of the site to the north and west to meet the regulatory landscape screening requirements along the adjacent R-1 and R-2 zoned properties. Additionally, the development plan shows the dedication of added rights of way along Pioneer and Vandiver to meet minimum roadway width standards and will install sidewalks only both frontages. Additional sidewalks will be provided along the western portion of the site connecting Pioneer to Vandiver and between Pioneer and Woodard to create a sidewalk loop around the development site.

Traffic impacts were evaluated as part of the development review. Existing roadway infrastructure was determined to be sufficient to accommodate the increased traffic volume that would be generated by the proposed development. Expansion of Vandiver is possible within the platted right of way as traffic volumes increase. Improvements such as dedicated turning lanes for the proposed development will be evaluated at the time of formal



development plan submission. The subject tract will need to be platted prior to building permits being issued.

At its June 8, 2017 meeting, the Planning and Zoning Commission considered this request. Following the staff report Commissioners inquired about how the stormwater feature on the future parkland would be maintained. Staff explained that would be address as part of a maintenance covenant. The applicant's engineer indicated that the Parks and Recreation Department requested that the lake be placed in that location and enlarged to create a water feature. They further explained that the location was originally designed to serve as the site's primary stormwater feature prior to the City expressing interest in the site as a park.

There was also discussion about a private restrictive covenant restricting residential use of the site. The applicant's attorney indicated that this private covenant issue was verbally resolved and a formal written resolution was being finalized by the applicant and attorney representing Menards.

Four citizens spoke regarding the proposed development. Two citizens expressed concern that regarding safety and the need for additional multi-family development within the area. Additionally there was concern expressed about the safety for children and the ability of the roadway infrastructure to handle the increased traffic volumes. Another citizen asked for clarification if the proposed sidewalks shown on the plan would be sidewalks or trails as the term was used interchangeably and where would the sidewalk on Pioneer be located. One member of the public spoke in favor of the request since it was creating an opportunity for affordable housing for young professionals.

The applicant's engineer was asked to clarify the sidewalk improvements. He responded that all pedestrian improvements would be concrete sidewalk and the location of the sidewalk along Pioneer would be 1-foot inside the expanded right of way for the street. Commissioners inquired if that location would reduce the buffer. The applicant's engineer indicated it may, but was not certain as the final design was not complete.

Following limited additional discussion, the Commission voted unanimously (7-0) to approve the requested development plan.

A copy of the staff report, locator maps, design parameters, C-P plan, 2004 rezoning ordinance, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. Infrastructure extensions and improvements will be the responsibility of the applicant. The site is currently served by adequate utilities.

Long-Term Impact: Costs may include increased public safety, refuse collection, and infrastructure maintenance expenditures which may or may not be off-set by increased taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Parks, Recreation & Greenways, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
3/20/2017	Rezoning to PD per Unified Development Code (Ord 023117)
9/20/2004	Rezoning from R-1, A-1 and O-P to C-P (Ord. 018222)

Suggested Council Action

Approve the C-P development to be known as "Centerstate Apartments C-P Plan and Preliminary Plat"