



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: Auburn Hills Plat 16 Planned Development (PD) Plan (Future North Police Station; Case #18-81)

## Executive Summary

Approval will adopt a PD District development plan for the City's future North Columbia Police Station.

## Discussion

McClure Engineering Company (agent) on behalf of the City of Columbia (owner) is seeking approval of a development plan for the North Columbia Police Station to be known as the "Auburn Hills Plat 16 PD Plan". City purchased the 8.55-acre site on February 1, 2016. The proposed use is permitted under the existing PD zoning approved in 2001; however, three of the four previously platted lots that comprise the property lack an approved development plan.

The site was platted under the Auburn Hills Plat 10 and administratively replatted under Auburn Hills Plat 12 and Auburn Hills Plat 15. In addition to facilitating development of the property, this PD Plan also serves as the preliminary plat for the site. A one-lot replat (Case #18-82) of the four existing lots is currently under staff review and will be submitted for Council consideration at a later date.

The PD plan shows 27,500 square feet of total proposed building improvements distributed between two buildings. Twenty-four thousand square feet have been allocated to a two-story police station and 3,500 square feet to an accessory storage building. Both buildings are shown outside of the FP-O overlay running across the site; however, approximately 13 parking stalls in the southeastern portion of the site fall within the FP-O district. As such, a Floodplain Development Permit shall be required prior to land disturbance permitting. Easements for the extension of the Cow Branch Trail are shown on the plan and will be dedicated with one-lot replat of the property.

The plan includes a maximum building height of 45 feet, a minimum of 30% open space, and 15% minimum landscaping. Landscaping, lighting, and signage shall comply with the provisions of Article 4 of the UDC. The City's Utilities Department is coordinating with the consultants to design of the water main extension to the site. The Fire Department has reviewed the two driveways off International Drive and will review construction plans to ensure the turning radius into the rear parking lot allows sufficient radii for emergency ingress/egress.



The plan includes 140 parking spaces, with 33 in a front public parking lot and 107 spaces in the secured rear lot. International Drive will allow for overflow on-street parking should community events or needs occur. The site is in the North Strategic Neighborhood area designated for targeted investment under the 2015-2018 City of Columbia Strategic Plan, and the station is anticipated to provide community-oriented space.

At its April 5, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant answered questions from Commissioners regarding parking and community use of the building. The Planning and Zoning Commission voted (8-0) to recommend approval of the development plan.

A copy of the Planning and Zoning Commission staff report, locator maps, the Auburn Hills Plat 16 PD Plan and Landscape Plan, design parameters worksheet, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited short-term impact. The building and associated infrastructure are being funded by voter-approved 2015 Capital Improvement Sales Tax.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

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

### [Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
February 1, 2016	Approved purchase of the site (Ord. 22725)
January 3, 2005	Approved Auburn Hills Plat 10 Final Plat (Ord. 18366)
May 3, 2004	Approved Preliminary Plat of Auburn Hills C-P (Res. 80-04)
September 4, 2001	Approved C-P rezoning (Ord. 017005)



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Suggested Council Action

Approve the proposed "Auburn Hills Plat 16 PD Plan" as recommended by the Planning and Zoning Commission.