



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2023

Re: PD Plan for Kinney Point – Major Amendment (Case #157-2023)

Executive Summary

Approval of this request will permit a 0.99-acre expansion of the *PD Plan for Kinney Point* accommodating an additional 10 dwelling units (5, 2-unit buildings) and a revised Statement of Intent (SOI) governing uses on the site. Related to this item is a separate request to grant two (2) design adjustments from Section 29-5.1(c)(4)(ii) of the UDC as they pertain to required dedication of right-of-way along Grand Avenue and the east-west alley along the northern property line of the site. The subject property is located at the northeast corner of Sexton Road and Garth Avenue and is addressed as 1 East Sexton Road.

Discussion

The Columbia Housing Authority (CHA) is seeking approval of a major amendment to the existing *PD Plan for Kinney Point* and approval of a revised Statement of Intent (SOI) governing uses on the property. Related to the revised PD Plan is a request to grant two (2) design adjustments related to right of way dedication along Grand Avenue and the east-west alley along the northern property line of the site. The design adjustments are being presented concurrently with this request under separate cover and are required to be approved so the proposed PD Plan complies with the requirements of the Unified Development Code.

The proposed development plan represents a 0.99-acre expansion of the previously approved versions of Kinney Point (2013, 2021 and 2022) which originally included only the 1.96-acres that was shown as Lot 1-A of Grace Covenant Church Subdivision, Plat 1-A. The expanded development plan includes a total of 2.95 acres and is inclusive of both Lots 1-A and 1-B of the Grace Covenant Church Subdivision, Plat 1-A.

CHA acquired Lot 1-A in 2012, and submitted a PUD plan in 2013 depicting one, multi-family structure containing 40 units. The originally approved SOI permitted up to 58 units on the property. In 2021, CHA amended the plan and SOI, proposing a total of 24, 2-4-bedroom, townhouse-style dwelling units. The revision was approved in March 2021. In 2022, CHA requested a major amendment to the development plan that modified the building style proposed while maintaining the 24 total units and approved project density of 12.3 units/acre. This revision was approved in July 2022. CHA now seeks another major revision to the PD Plan to better-serve the community's shifting housing needs and to increase their inventory of affordable housing.

Development Plan Amendments

The proposed revisions to the development plan are located near the northeast corner of the subject site. The applicants propose 5 new structures, each with two residential units. The originally proposed six multi-family buildings on Lot 1-A that were approved in 2022 will be



City of Columbia

701 East Broadway, Columbia, Missouri 65201

retained. Of the previously approved buildings, the five that front to Sexton Road are planned to be three stories in height and the remaining structure will be limited to one story per the approved SOI. This variation in building form provides a visual and physical transition to the neighboring single-family homes to the north.

As a part of the revised PD Plan, an updated landscape plan has been provided depicting property edge buffering, significant trees, parking area landscaping, and all required street trees, as well as other general site landscaping. The required Level 1 landscape buffer (6' wide) along the northern property boundary has been extended across the additional alley frontage of Lot 1-B. The proposed development will require a consolidation plat combining them into a single lot prior to issuance of building permits. The buffering between Lots 1-A and 1-B has been removed from the landscape plan due to the similar uses and the anticipated replat.

Statement of Intent Amendments

The revised SOI updates housing and parking counts as well as the proposed dimensional standards applicable to overall development based on the proposed revisions. The SOI carries forward many aspects of the 2021 SOI, with some exceptions.

The permitted uses outlined in Item 1 were limited in the previous SOI, only including multi-family residential uses. The applicants have added a provision to legitimize the existing community center, however; this use would be considered a customary accessory function of the broader residential development. The housing counts in Items 2 & 3 were also updated to reflect the ten additional units on Lot 1-B, as well as the community center.

A number of modifications are proposed for the dimensional standards found in Item 4 which are described as follows and are considered "design exceptions" which can be approved as part of the new development plan and not by separate action. A 20-foot setback in lieu of the required 25-foot setback is depicted on the development plan along the site's Sexton frontage. This is due to the provision of 5 feet of additional right-of-way in this location. The location of the buildings fronting onto Sexton have been maintained from the 2022 PD Plan in an effort to avoid further encroachment to the north.

Related to this frontage, the applicant has added clarifying language to the SOI that would permit porches with up to 60 sq. ft. of covered area to encroach up to 6' into this setback. This is a standard provision of Section 29-4.1(c)(2) of the UDC (Exceptions and Encroachments); however, the applicants wanted assurance that such encroachment was fully acknowledged with the newly approved PD Plan.

Expansion of a previously approved 10-foot rear yard setback is sought to cover the entire northern boundary (adjacent to the east-west alley) of the site. If approved this setback would allow for the required Level 1 landscaped screening buffer to be installed. Finally, a 25-foot front yard setback along the site's Garth frontage has been carried forward from the previous SOI, and a 15-foot side yard setback along the Grand Avenue frontage (the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

frontage being added to the PD) is proposed. The corner side yard setback is consistent with that required for lots developed with multi-family dwellings.

The maximum building height for structures, unless otherwise noted in the SOI, is capped at 35-feet which is consistent with R-MF standards. It should also be noted that the UDC's neighborhood protection standards will apply to the proposed development given the site's adjacency to single-family dwellings to the north.

The applicant is also seeking an additional design exception that would permit a reduction in the amount of required on-site parking from 79 to 61 spaces. The parking calculations in Item 5 of the SOI have been modified to reflect the 14 additional spaces necessary to serve the 10 new units on Lot 1-B. This requested reduction represents a net decrease in parking provided on-site, from 1.96 to roughly 1.8 parking spaces per unit.

In justification of the proposed reduction, CHA indicates that their residents typically have a low car ownership rate, and the project site was selected for its centralized location in Columbia to help reduce reliance on vehicles for their residents. The applicants believe that 61 spaces are sufficient to serve the needs of their residents and their potential guests.

The City's comprehensive plan does not offer specific guidance for automobile parking, but does seek to promote development which accommodates non-motorized transportation and broader use of public transit. Columbia Transit's Gold Line now passes the subject property on Garth Avenue, with stops just to the South at Oak Towers, and to the west at Oak Street. CHA indicated during review of the previous plan amendment, that an abundance of parking exists on their Oak Tower property immediately south of Sexton Road, which could serve as overflow parking for the subject site.

The proposed SOI contains four supplemental provisions (items 8-11) pertaining to mitigation of traffic impacts and required future dedications of right-of-way for improvements planned at the Sexton/Garth intersection. The content of these provisions is unchanged from the 2021 SOI and have been merely carried forward into the proposed 2023 SOI. Timing of the intersection project referenced in these provisions is presently unknown.

On June 8, 2023, the Planning & Zoning Commission held its public hearing on this matter. Staff presented its report, inclusive of the PD Plan amendment with design exceptions, SOI revisions, and design adjustments. Following its report, the applicant's representatives gave an overview of the request. Members of the Planning Commission asked for further clarification regarding the request to reduce parking and inquired about the loss of two pedestrian connections from the proposed homes to the public sidewalk along Sexton Road.

The applicant's representative reiterated that CHA clientele often do not own a vehicle and rely heavily on public transit and other means of transportation. He indicated that the Oak Tower property is typically only filled to roughly 25% capacity; therefore, provides ample overflow parking in the event it is needed. With respect to the sidewalk connections, the applicant's representative indicated the losses were due to the dedication of additional



City of Columbia

701 East Broadway, Columbia, Missouri 65201

right-of-way on Sexton Road and that the narrow strip between the homes and the new right-of-way were insufficient to provide an accessible route for each unit. The representative further indicated that the walks had to be routed to the east and consolidated into a single access point due to the slope up from Sexton to the homes. The represented stated that the applicant would explore potential accommodations for additional sidewalks before forwarding the plan to City Council.

Commissioners also inquired about the feasibility of removing the proposed porches that face onto Grand Avenue, given the reduced setback. The applicant and his representative indicated that the structures could be relocated to the west such that the porches would no longer encroach on the setback.

One member of the public spoke in opposition of the request, citing concerns about stormwater, increased traffic, parking issues, and emergency access. Another speaker supported the project due to the desperate need for housing and because the design was sensitive to its context as an infill development.

After limited additional discussion the Commissioners made a series of motions. Motions were made to approve the design adjustments to right of way dedications along Grand Avenue and the east-west alley along the northern property line. The Grand Avenue waiver was approved by a vote of (5-2) and the east-west alley waiver was approved by a vote of (7-0). The Commission then made a motion to approve the revised PD plan with design exceptions and revised SOI subject to minor technical corrections, including the removal of porches from the setback along Grand Avenue, which was approved by a vote of (7-0).

A copy of the Planning and Zoning Commission staff report, locator maps, PD Plan (dated 5/23/2023), revised PD Plan (dated 6/9/2023), statement of intent, design adjustment worksheet, 2022 approved PD Plan, 2021 approved statement of intent, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the applicant.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
07/18/22	Approved revised development plan and statement of intent. (Ord. # 021789)
03/01/21	Approved revised development plan and statement of intent. (Ord. # 024570)
08/19/13	Approved <i>Kinney Point PUD Plan</i> and statement of intent. (Ord. # 021769)

Suggested Council Action

Approve, revised the PD Plan for Kinney Point and the revised statement of intent as recommended by the Planning & Zoning Commission.