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CIVIL ENGINEERING - PLANNING - SURVEYING

February 1, 2016

Tim Teddy, Director
Community Development Department
701 E. Broadway
Columbia, MO 65201

RE: Woodhaven Age-in-Place Apartments PUD Plan and Rezoning.

Dear Mr. Teddy:

On behalf of Rock Bridge Christian Church, the current land owner, and Woodhaven, the contract purchaser, we herewith submit a rezoning request and a PUD plan to be known as Woodhaven Age-in-Place Apartments.

The property is currently zoned R-1 and consists of a 1.16 acre lot (Lot 302, Rock Bridge Christian Church Plat 3) that is to be sold to Woodhaven out of the 5.25 total acres that Rock Bridge Christian Church owns. We are proposing to rezone the property to a PUD 5.0 to allow for the construction of an apartment building that will allow for five apartments for developmentally disabled adults and an additional apartment for an on-site staff support.

The existing zoning to the east and west of this lot is R-1 with the church to the east and a City of Columbia Fire Station to the west. The zoning to the north across Green Meadows Circle is R-1 and A-1 and to the south is R-1 PUD.

All utilities for the site are available along or within the Green Meadows Circle right-of-way.

We are also requesting a variance from Section 29-25(e)(5) which requires all paved areas containing more than 1,500 square feet within 50 feet of a residential zoning, to be screened to 80% opacity to a height of 5 feet. This variance is requested because the narrow width of the lot would require over 90% of the length of each side lot line to be screened from the fire station and the church. As both of these properties are developed as non-residential developments, we do not feel that it is necessary. It would also be unappealing to the eye and create a very confined looking lot for the residents. Please note that there is a line of existing mature cedar trees along the east line of the fire station property that serves well as a screen between these two properties.

Additionally, we are requesting a variance from Section 29-25(e)(8) which requires a PUD abutting a collector or arterial street to be screened to 50% opacity to a height of 5 feet. This variance is requested as the elevation of the building pad is expected to be 4'-5' higher than the street elevation therefore making the screening ineffective. However, some landscaping is shown along the street to provide some visual appeal.