



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2017

Re: Veterans Campus PD – Major Amendment (Case # 17-108)

Executive Summary

Approval of this request would extend a variance from Section 29-17(d)(6) to Lot 2 of the Veterans Campus PD Plan, as well as allow the addition of one free-standing monument sign.

Discussion

The applicant is requesting approval of a C-P plan amendment that would delay installation of screening required between C-P and adjacent R-1 zoned property. Also, the request includes the addition of one free-standing monument sign to the site at the property's Business Loop 70 roadway frontage.

When originally approved, the Veterans Campus C-P plan was granted a variance from Section 29-17(d)(6). The variance delayed the installation of screening until the residential lot to the south (at that time known as Lot 2; now Lot 3) was developed with single-family homes. Although the C-P plan included a note regarding the trigger to install the required screening, the note did not match the language of the ordinance approving the C-P variance. The language within the approving ordinance states that, "...screening shall not be required along the south portion of Lot 1 where it abuts the adjacent R-1 zoned property."

A subsequent replat subdivided the northern half of the property (originally shown as Lot 1) into two lots, naming them Lot 1 and Lot 2, respectively. Therefore, the variance, per the approving ordinance, is only in effect for Lot 1 of the subdivision. As a result, a discrepancy between the plan note and ordinance language was created and precipitated the need for the requested amendment.

The updated C-P plan has revised Note #12 to specifically include reference to the lot numbers to which the screening variance would apply. The new note now calls out Lots 1 and 2 specifically which is where the division between the C-P and R-1 zoned land is located. The condition for installation of the screening remains the same as was originally approved in 2014 – at the time the R-1 land develops with the owner of the C-P land being required to install the required screening.

The proposed plan amendment also includes the addition of a monument sign on Lot 2, on the property's Business Loop 70 frontage. As the sign was not included in the original C-P plan, it has been included in this request. Freestanding signs are governed by Section 23-25(a) and may be modified within a planned district subject to Council approval. The submitted "Design Parameters" indicate that the proposed sign will comply with the City's sign code as applied to commercially zoned property along a major collector.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this proposal at their May 4, 2017 meeting. Two neighboring property owners spoke in opposition to the screening variance, stating concerns with the undeveloped property being used as a community garden for residents of Veterans Campus, and issues with construction noise while the Veterans Campus buildings are being constructed. Commissioners discussed the public input and noted that the construction noise would be temporary and would not increase as a result of approving the screening variance. The Commission also noted that Lot 3 has remained largely untouched, leaving mature forest in place. Following its discussion, the Commission voted (8-0) in favor of granting the request as proposed.

A copy of the staff report, locator maps, revised C-P plan (dated 4-27-17), design parameters, original amended C-P plan (dated 4-20-17), previously approved C-P plan (dated 7-11-14), Ordinance #022146, and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision & Strategic Plan Impact

[Vision Impacts:](#)

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

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
1/21/2015	Ordinance # 22337 – Approved final plat of “Veterans Campus”
8/4/2014	Ordinance # 22146 - Approved “Veterans Campus C-P Plan”

Suggested Council Action

Approve the major amendment to the “Veterans Campus C-P Development Plan.”