

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 23, 2017**

SUMMARY

A request by Engineering Surveys and Services (agent) on behalf of Jeffrey E. Smith Investments, LC, for approval of an O-P development plan to be known as "Sinclair Estates - O-P Development Plan". The approximately 5.81-acre subject site is located on the northeast corner of Southampton Drive and Sinclair Road. **(Case # 17-63)**

DISCUSSION

The applicant is seeking approval of an O-P (Planned Office District) development plan for an 80-unit assisted living residential care facility, to be known as the "Sinclair Estates – O-P Development Plan." The property was zoned R-1 upon its annexation into the City in 1999, then rezoned to PUD 10.5 in 2012, as a part of the "Heritage Village PUD Plan." The property was again rezoned in 2014, to O-P (Planned Office District), when it was included in the "Americare at Heritage Village O-P Plan." At that time, however, no development plan was created for the subject parcel, north of Southampton Drive.

As a part of the "Americare at Heritage Village O-P Plan," the property is subject to the statement of intent approved with the O-P plan. This SOI limits proposed uses to all R-3 uses and residential care facilities, which is a standard permitted use in O-1 Districts. The SOI also limits building height to a maximum of 35 feet, and limits the overall development to a total of 146 units, to be dispersed in any configuration using the outlined permitted uses. The proposed plan is in compliance with the active statement of intent.

The design parameters for the proposed O-P plan will require a minimum 25-foot building setback from all adjacent property lines and street rights-of-way, as well as a minimum of 35% open space (30% in landscaping and 5% retained existing vegetation). All other aspects outlined on the attached "Design Parameters Worksheet" are to be governed by the standards of the Municipal Code.

City Staff requested a traffic study be provided for review. The applicant supplied the June 5, 2014, study prepared by CBB Transportation Engineers + Planners. This study accounted for traffic generated by an 80-unit multi-family development on the north side of Southampton as well as the existing 63-units of residential care and assisted living to the south. The study assumed that the development north of Southampton was to be typical multi-family apartments; however, the current proposed development generates 215 vehicles trips less per day. All access to the development would be from Southampton Drive, a neighborhood collector street, which was constructed as a part of the Americare development.

Staff has reviewed the proposed O-P development plan and finds that it meets the technical requirements for O-P plans and the approved statement of intent.

RECOMMENDATION

Approval of the O-P development plan dated February 10, 2017.

ATTACHMENTS

- Locator maps
- O-P development plan, dated February 10, 2017
- Design Parameters
- Traffic Generation Assessment

HISTORY

Annexation date	1999
Zoning District	O-P (Planned Office District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Final Plat required, Lot 22 of Heritage Village Plat 1 – Preliminary Plat, approved October 2012

SITE CHARACTERISTICS

Area (acres)	5.87 acres
Topography	Generally Flat
Vegetation/Landscaping	Turf, rough-graded, tree line at northern boundary
Watershed/Drainage	Mill Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric Cooperative

ACCESS

Southampton Drive	
Location	North edge of subject parcel
Major Roadway Plan	Neighborhood Collector (Improved & City maintained)
CIP projects	N/A
Sidewalk	Sidewalks required

Sinclair Road	
Location	Along western edge of property
Major Roadway Plan	Major Collector (Unimproved & City maintained). Additional right-of-way required (76 feet ROW required)
CIP projects	N/A
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Approximately 1.4 miles west of Cosmo Bethel Park
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Trails Plan	¼ mile south of proposed Mill Creek Trail
Bicycle/Pedestrian Plan	Southampton – green route , Sinclair – yellow route

Report prepared by Rusty Palmer

Approved by Patrick Zenner