



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2017

Re: Kelly Farms Rezoning and PUD Development Plan (Case 17-1)

## Executive Summary

Approval of this request will result in the rezoning of approximately 43 acres from A-1 to PUD 10 and approve a PUD Development Plan to be known as "Kelly Farms" which will permit the construction of 384 multi-family units (524 beds) and 10 single-family homes.

## Discussion

The applicant is seeking rezoning of the subject tract from A-1 to PUD 10 and approval of a PUD Development Plan in order to permit the development of a mixed-use multi-family and single-family project. This tract has been the site of several previously unsuccessful multi-family development proposals that were focused on providing housing designed for college students.

The current application proposes a mix of multi-family and single-family housing. Lot 1 will consist of a total of 384 multi-family units located within 14 residential buildings, many of which have attached garages, and there will be an additional 20 detached 4-bay garages scatter throughout the site for resident use. There will be a total of 524 bedrooms within the 384 units (244 - 1 bedroom and 140 - 2 bedroom). Lots 2-11 are proposed to be developed with single-family homes. Lots 2-9 will generally be consistent with the requirements of the R-1 zoning district whereas Lots 10 and 11 will generally comply with the requirements of the A-1 zoning district. The residential lots are intended to provide a buffer from the existing residential neighborhood to the north (Timberhill) and act as a transition between the more intense commercial uses to the south found within the Cross Creek development.

The PUD development plan shows the extension of Cinnamon Hill Lane eastward through the tract and the extension of Timberhill Road to the south through the proposed residential lots. These extensions are consistent with the CATSO Major Roadway Plan and provide the required secondary access to the proposed multi-family development as required by the Subdivision Regulations.

Due to the relocation of Cinnamon Hill Lane the access to Lot 1 of Water Tower Place, Plat 1 and the City's water tower, north of Lots 12 & 13, will be required to be relocated. Lot 12, shown on the PUD plan, is designated to accommodate the relocated access (per Plan Note #28). If such relocation exceeds \$25,000 the proposed tie-in location of "old" Cinnamon Hill Lane (south of Lot 12) to its new location may be permitted subject to City approval. In either instance, the applicant will be required to install the necessary access to ensure both parcels to the north have a public roadway connection.



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Lot 13 will be transferred to Columbia Water and Light at the time of final platting. This transfer would permit the water tower site to have direct roadway frontage onto extended Cinnamon Hill Lane. The existing 50-foot wide easement running east-west along the northern boundary of Lots 12 and 13 will be retained since active utilities are located within it.

Timberhill Road will be extended south, from its current terminus, to Cassia Court which will connect to extended Cinnamon Hill Lane. In response to significant public comment the roadway's design has incorporated features intended to disguise its connection to an existing public street in efforts to reduce its likelihood of being used as a through street to Highway WW. The December 6, 2016 amended PUD plan showed this connection as a "full" open connection. The connection is necessary to ensure compliance with the secondary access requirements of the Subdivision Regulations. Associated with this proposed roadway extension was a request to waive sidewalk construction on the north side of the roadway to its intersection with Cassia Court.

The PUD plan shows multiple common areas that include tree preservation areas, stormwater management features, and "greenspace conservation" lands. These common areas and their locations are generally consistent with prior development proposals. The greenspace conservation easement will provide a 100-foot "no-build" buffer between the single-family lots of the development and the existing Timberhill neighborhood. The overall greenspace/open space for the development is approximately 55% of the total site acreage.

As permitted by Section 29-10(d)(10) of the Code, the applicant is seeking a modification in the amount of required off-street parking that must be provided to support the multi-family portion of the site. The applicant originally requested a waiver of 154 spaces be granted; however, prior to the Commission hearing the PUD plan was revised to provide additional parking spaces. The revision resulted in the requested waiver being reduced to 38 spaces.

Following staff's presentation to the Commission the applicant's representatives (legal counsel, engineer, and traffic engineer) provided an overview of the proposed development and its impacts. Several residents from the Timberhill neighborhood provided comments regarding concerns related to the extension of Timberhill Road. Additional public comment was provided by the owner of Lot 1 of Water Tower Place, Plat 1 relating to the relocation of their access as well as an adjacent property owner expressing concerns relating to the proposed development's lack of compliance with the goals and objectives of the East Area Plan and Columbia Imagined as it pertained to density and environmental protection.

Following closure of the public hearing, the Planning and Zoning Commission voted (7-2) to approve the 12/6/16 amended rezoning request, Statement of Intent, and PUD Development Plan (including the sidewalk and parking modifications) subject to the following conditions: 1) the extension of Timberhill Road be "gated" (i.e., emergency access only) at the northern property line; and 2) a compliant emergency turnaround be installed in the southern portion of the 100-foot greenspace conservation easement.



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In arriving at its decision the Commission discussed the details of the development plan, the connection requirement for Timberhill Road and the access provisions for the property north of Lots 12 and 13, the potential impact and likelihood of traffic using Timberhill Road as a secondary access/cut-through, and alternative zoning for the area proposed as single-family lots.

It should be noted that the December 6 PUD Development Plan has been amended to address the Planning & Zoning Commission's conditions of approval.

A copy of the revised PUD Development Plan (dated 12/20/16), revised Statement of Intent (dated 12/6/16), staff report, locator maps, Statement of Intent (dated 10/27/16), PUD Development Plan (dated 12/1/16), building elevations, Case #15-12 PUD plan, public correspondence, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: None. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

## Vision & Strategic Plan Impact

### [Vision Impacts:](#)

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

### [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: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities



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## Legislative History

Date	Action
5/4/15	Defeated rezoning (A-1 to PUD 11) and PUD plan (B86-15)
4/17/14	Defeated reconsideration rezoning (A-1 to PUD 11) and PUD plan (REP 28-14)
2/3/14	Amended & defeated rezoning (A-1 to PUD 11) and PUD plan (B372-13)

## Suggested Council Action

Approve the requested rezoning from A-1 to PUD 10 and PUD Development Plan subject to gating extension of Timberhill Road and installation of emergency turnaround as recommended by the Planning and Zoning Commission.