



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2023

Re: Crosscreek Center PD – SOI Revision (Case #112-2023)

Executive Summary

Approval will amend the existing Statement of Intent (SOI) for the Planned Development (PD) known as Crosscreek Center Development by increasing the maximum gross square footage of building floor area from 580,000 sq. ft. to 632,000 sq. ft.

Discussion

A Civil Group (agent), on behalf of Cinnamon Hill, LLC (owner), is requesting approval of a revised Statement of Intent (SOI) for the existing Crosscreek Center Planned Development (PD) to increase the maximum total building area by 52,000 sq. ft. The requested increase aims to accommodate the development of a hotel on Lot 108A and ensure that the remaining undeveloped parcels within the overall development are allocated sufficient buildable area to allow for their improvement. The amendment aligns with procedures established within existing private covenants regarding making changes to the maximum allowed building area.

This request results from a proposed revision to Lot 108A, which involves the construction of a new four-story hotel (49,520 sq. ft.) in place of a 2008-approved restaurant (7,500 sq. ft.). This proposal, Case #280-2022, consisted of a revised PD Plan which was reviewed and recommended for Council approval by the Commission on December 8, 2022. This item was introduced for Council consideration on January 17, 2023 meeting. However, at the applicant's request and following their review of the Crosscreek Center's private restrictive covenants, the item was tabled to the Council's May 1st, 2023 meeting.

The purpose of the delay, was permit the Planning Commission to complete its review of the attached Statement of Intent (SOI) revision and ensure all technical provisions of the private covenants were fulfilled. It is important to note that the City **does not** enforce private covenants and that the procedure described within them to modify the allowable building area within the development site is consistent with the City's existing zoning amendment process. This request was advertised and noticed in a manner consistent with the procedures followed with all other zoning or PD revisions.

Given the proposed revision to Lot 108A and its corresponding increase in desired building area to accommodate a new hotel, the total 580,000 sq. ft. of allowable building area in the overall Crosscreek Center Development to near its limit which will impact the development of the four remaining vacant parcels shown on the 2008 PD plan. To resolve this matter, the applicant is requesting a revision to increase the total allowable building area within the overall development by 52,000 sq. ft. which would result in a new maximum buildable area



City of Columbia

701 East Broadway, Columbia, Missouri 65201

of 632,000 sq. ft. The remaining undeveloped lots, following approval of the PD plan revision on Lot 108A, would have a combined 63,350 sq. ft. of buildable area to use for future building purposes.

The original intent of the buildable area limitation was to address concerns regarding potential impacts that excessive impervious area may have created. The original rezoning of the overall Crosscreek Development site occurred in 2004 and 2006, prior to the adoption of the stormwater ordinance in 2007, with the most recent comprehensive rezoning occurring in 2008. Increasing the allowed building area will not affect the individual or aggregate open space requirements as defined within the SOI or the remaining undeveloped lots. Furthermore, given the City now has an adopted stormwater ordinance the hotel and other new developments within the PD are subject to those requirements resulting in less impervious impact than originally contemplated. Further analysis relating to potential stormwater impacts are provided within the attached staff report to the Planning and Zoning Commission.

The Planning and Zoning Commission considered this request at their March 23, 2023 meeting. Staff presented its report and the applicants gave an overview of events since the PD Plan was recommended for approval by the Commission. No other member of the public spoke during the public hearing. The Commission discussed concerns relating to reacting to the private covenants, issues with Planned Development zoning, and the relationship between gross floor area and open space requirements. After limited additional discussion, the Commission made a motion to approve the SOI amendment which passed (7- 1).

The Planning Commission staff report, locator maps, Statement of Intent, pending PD Plan, applicant's application letter, private covenants and meeting minute excerpts are attached.

Fiscal Impact

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

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
3/6/12	Amended Ord. # 020013 to allow hotels as permitted uses on Lots 101-104, Lots 107-108 and Lots 111-112. (Ord. 021255)
8/19/08	Rezoning from A-1 to C-P. (Ord. # 020013)

Suggested Council Action

Approve the revision to the Statement of Intent for Crosscreek Center Development increasing the maximum buildable area from 580,000 sq. ft. to 632,000 sq. ft. as recommended by the Planning and Zoning Commission.