



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 1, 2021

Re: 9 Dorado Drive - Major PD Amendment (Case #286-2021)

Executive Summary

Approval will amend the existing 2006 Statement of Intent (SOI) for the Planned Development (PD) known as Chateau on St. Charles by expanding the permitted uses on the site to include Elementary/Secondary School. Additionally, the SOI has been updated to conform to current UDC standards.

Discussion

Westhues Architecture LLC (agent), on behalf of Stephen & Cheryl Wendling, (owners), seeks approval of a revision to the approved Statement of Intent (SOI) governing the uses allowed within the Chateau on St. Charles Planned Development. The requested amendment would expand the allowed uses to include an "elementary/secondary school". The site is improved with a large residential structure that was converted to a family day care center in 2006. The building is consistent with the approved PUD Plan and no revisions are requested to the PD plan at this time.

Chateau on St. Charles was annexed into the City in 1964 and assigned R-1 (One-family Dwelling) zoning. It was rezoned from R-1 to PUD-6 (Planned Unit Development) in 2005. The adopted PUD statement of intent (SOI) permitted condominiums/attached housing and a child care center. The requested SOI revision would add "elementary/secondary school" as a permitted use. This use was not contained the original 2005 zoning ordinance or SOI and did not appear in a subsequent revision in 2006. In addition to adding new land use to the SOI, the SOI will also be modernized to reflect current UDC definitions and provisions.

The purpose of the revised statement of intent is to allow the child care center to be converted to an elementary school. In 2005, this use was allowed in all residential zones by-right and in Planned Developments if such use was specifically included in the approved SOI. At the time the original PUD zoning was applied to the property and when the SOI was amended in 2006, the applicant only intended to convert then existing single-family structure into the now operational child care center. An "elementary/secondary school", per the UDC, is allowed in all open zones by-right and on a case-by-case basis for PDs today. A formal review of the site's ability to meet licensure requirements for an elementary school will be evaluated at the time of building permitting for a change of use.

The Planning and Zoning Commission considered this request at their October 7, 2021 meeting. Staff presented its report and the applicant discussed site selection and conversion of the existing day care facility. No other member of the public spoke during the public



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meeting. The Commission made a motion to approve the SOI amendment which passed (8-0).

The Planning Commission staff report, locator maps, Statement of Intent, PUD Plan Rev. #2 (Feb. 2011), Statement of Intent (2006), 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2/14/11	Minor revision #2 Chateau on St. Charles PUD Plan
4/3/06	Approved Chateau on St. Charles P-D Plan and amended SOI (Ord. 018967)
7/20/05	Approved SOI and rezoning from R-1 to PUD-6 (Ord. 018579)

Suggested Council Action

Approve the major amendment to the Chateau on St. Charles Statement of Intent as recommended by the Planning and Zoning Commission.