

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 10, 2016

Case No. 16-76

A request by A Civil Group (agent) on behalf of Rock Bridge Christian Church (owner) and Woodhaven (contract purchaser) to rezone approximately 1.16 acres from R-1 to PUD-5 and to obtain a variance from Section 29-25 (Screening and Landscaping) of the City Code. The subject site is located west of Rock Bridge Christian Church and east of City Fire Station #7 with frontage on both Green Meadows Circle and Green Meadows Road.

MR. REICHLIN: May we have a staff report, please.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends:

1. Approval of the rezoning to PUD-5
2. Approval of the requested variances to Section 29-25(e)(5) and 29-25(e)(8) of the Code.
3. Approval of the PUD Plan for "Woodhaven Age-in-Place Apartments."

MR. REICHLIN: Are there any questions of staff? Ms. Burns?

MS. BURNS: Excuse me, if I didn't understand correctly. Because of the way that the home is situated, the topography allow -- the screening issue, as far as to the south of the house --

MR. PALMER: Uh-huh.

MS. BURNS: -- can you -- Mr. Palmer, can you tell -- explain that again -- to me again.

MR. PALMER: I think the developer might be able to help with this, but the idea is that we're screening it from the roadway. And one -- one issue there also I didn't mention is that I believe there's a doorway access back there, so it's almost kind of like the front of a home, and then also the difference in elevation itself kind of acts as that -- I think, is it five-foot requirement? Four?

MR. ZENNER: Well, yeah. Five.

MR. PALMER: The requirement is five.

MR. ZENNER: Five.

MR. PALMER: Yeah. So, the requirement is actually to add a five-foot tall screening of 50 percent. So the change in elevation in effect becomes part of that five foot, if not all of it for the screening requirements.

MS. BURNS: Thank you.

MR. PALMER: Does that make sense?

MS. BURNS: I think so.

MR. REICHLIN: Any other questions of staff? Seeing none.

PUBLIC HEARING OPENED

MR. REICHLIN: And Mr. Smith [sic]?

MR. MURPHY: Good evening, Chairman and Commissioners. My name is Kevin Murphy; I'm with A Civil Group –

MR. REICHLIN: Sorry.

MR. MURPHY: -- offices at 3401 Broadway Business Park Court. I'm here representing Woodhaven. I have their CEO, Mark Palmer is in the audience. He'll come up a little bit later, I think, and discuss some of the services that Woodhaven provides for the developmentally disabled citizens in our committee. And we also have Daniel Beckett here, their attorney, if we have any additional questions that he could answer. I just basically want to address -- I think you saw on the slide and we have this here -- this is the building we looking at and it has changed some since that. This has been used for fundraising purposes for a good while, but through design. But it's going to be a brick-sided building with a peaked roof and look -- look very much single-family-ish. It will be, obviously, larger than most single-story, single-family residences, but it's just under -- or just under 6,000 square feet. To address the variances, again, I think in discussing this with Rock Bridge Church and -- and the Woodhaven community, we'd just kind of like to have a more open feeling here. We've kind of squeezed in -- the church didn't want -- we're purchasing this property from the church and they didn't want to -- they wanted to minimize the footprint of what we were purchasing, so we've really kind of squeezed it in here and we just feel like by screening on all sides, all the way around, it would really box it in and make it feel, you know, like you're boxed in for the -- for the residents that -- that'll be staying here. We are putting some of the buffer along Green Meadows. Again this -- this is actually -- we've graded this out now. We're going to be six foot or more above the street, so even if we were to plant to the five-foot height, it -- you're still seeing the building. It really doesn't do any screening at that point, so that was our -- our reasoning for that. But short of that, if you have any questions for me, I'd be happy to answer them.

MR. REICHLIN: Ms. Rushing?

MS. RUSHING: The landscaping that it looks like you intend to do along the southern portion of the property, is that a berm with some trees or what?

MR. MURPHY: There's bushes. They may have some redbud trees, and I know they have a couple of trees.

MS. RUSHING: Already existing?

MR. MURPHY: No, not existing. No.

MS. RUSHING: Okay.

MR. MURPHY: But those -- those are what we will be planting. Actually, the -- the lot slopes from Green Meadows Circle down to Green Meadows Road, so what we'll actually be doing when we grade this out is coming up a good bit. And we have to have our detention and retention pond. You can see a vague line on the -- oh. It's on that plan there. It kind of notes it.

MR. PALMER: This here?

MR. MURPHY: Yes. Yes. And that's where the detention pond comes. So from the sidewalk, the ground will slope up and then it'll slope back down into a depressed area, and then -- and then back

up to the building again.

MS. RUSHING: Because right now, it's -- it appears relatively flat along that end.

MR. MURPHY: Right. Right.

MS. RUSHING: Okay.

MR. REICHLIN: Anybody else? Just -- just to clarify. So the variance you're asking for regarding for regarding screening is for in between the lots as opposed to the south boundary or --

MR. MURPHY: Both. They're -- they're two different sections in the ordinance. The one is screening paved areas from residentially zoned or used properties, so we've got these two institutional-type uses, but it's -- they're zoned R-1. We have the fire department and -- and the church, and they're allowed in R-1 zoned property, so they didn't have to rezone to construct those. I see them staying there for some time, so I -- and again -- so I don't see the screening necessarily from the residences there as being a major issue.

MR. REICHLIN: I'm just trying to clarify. Are you still intending to do plantings along the south --

MR. MURPHY: Yes. As shown on the plan.

MR. REICHLIN: But not necessarily to 50 percent? Is that -- is that -- that's what I want to clarify.

MR. MURPHY: Correct. Yeah. Right. To that five-foot height, is the thing.

MR. REICHLIN: Right.

MR. MURPHY: I mean, we -- we probably have more than 50 foot linear or 50 percent linear frontage --

MR. REICHLIN: Right.

MR. MURPHY: -- with these plantings, but they're not all to five-foot height.

MR. REICHLIN: Right.

MR. STANTON: They're cosmetic.

MR. MURPHY: Right.

MR. HARDER: I've got a question. If there's no screening, are there -- I mean, will there be any kind of trees at all?

MR. MURPHY: Yes. We have trees around -- three trees around the parking lot and I think in that -- where we're showing along Green Meadows Road, I believe there was a couple of trees in there as well.

MR. HARDER: Okay. Okay. Perfect.

MR. MURPHY: The ones along the parking lot will be large -- medium-large shade trees.

MR. HARDER: Maybe an oak, a swamp oak, and I can't recall what the other one was.

MR. HARDER: Thanks.

MR. REICHLIN: Is there anybody else?

MR. MURPHY: Thank you very much.

MR. REICHLIN: Thank you, Mr. Murphy. Anybody else caring to comment on this matter, feel free to approach, give us your name and address, and try and keep your comments to a three-minute

span.

MR. PALMER: Yes. Thank you. My name is Mark Palmer. I have the pleasure to serve as the CEO of Woodhaven. Our offices are located at 1405 Hathman Place, and my personal address is 106 Kipling Way here in Columbia. Woodhaven has been a wonderful part of the Columbia community for well over 50 years. Currently, right now, we are serving 110 individuals with developmental and intellectual disabilities in about 50 different living arrangements within the Columbia/Boone County area. We're asking for your support to have this move forward because we feel like this is a great project for the individuals that we serve. It's a partnership with a lot of different groups. First and foremost, it will provide affordable, accessible housing to individuals with disabilities, which is a great need of this organization and it'll serve these people for -- for numerous years. We have also been in partnership with Rock Bridge Christian Church for decades, and a number of these individuals we anticipate will be going to church at Rock Bridge, and Rock Bridge will helping us out in numerous different ways. We've also met with the neighborhood association and have answered their questions and have received verbal support from a number of those people within that. And we're also very, very pleased that the community of Columbia and the Woodhaven Friends have stepped up for this project. Woodhaven did a capital campaign to build this type of project, as well as another building, and we have reached our goal with that. So the -- the financing and the dollars will be in place to actually have the project. I'd be happy to answer any specific questions you have of -- of Woodhaven or any questions you may have.

MR. REICHLIN: Any questions of this speaker? Seeing -- oh. Mr. Stanton, go right ahead.

MR. STANTON: Well, I was looking at meeting with neighboring --

MR. PALMER: Uh-huh.

MR. STANTON: -- neighborhood associates, and they were concerned with the zoning sticking or staying in place even if you don't do this project. So what you're telling me is there is no possibility this will not go?

MR. PALMER: What I -- what I'm telling you is the money has been pledged and the majority of it has been collected. When you do a campaign, pledges usually take place over a period of time. We're finishing the first project, which is a building for health services and training of our staff. We'll be completed with that in the middle of May. And so our anticipations are if we get through this zoning process and approval through the -- the City Council, that we would actually close on the property relatively soon, put that out for bid, and hopefully start construction this summer. So it is our intent to move quickly on this project.

MR. REICHLIN: Any other questions of this speaker? Seeing none. Thank you very much, sir.

MR. PALMER: Thank you, sir.