



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Kinney Point PD Plan – Major Amendment (Case# 46-2021)

## Executive Summary

Approval of this request would result in the adoption of a new Planned District (PD) Plan and Statement of Intent (SOI) governing property owned by the Columbia Housing Authority that was previously approved in 2013 and permitted construction of a 42-unit apartment building. The new PD Plan and Statement of Intent seeks authorization to construct 24 townhome-style residential units on the 1.96-acre site located at the northeast corner of Garth Avenue and Sexton Road north of the existing CHA Oak Tower development.

## Discussion

The Columbia Housing Authority (CHA) is seeking approval of a major amendment to the existing Kinney Point PD Plan and the associated statement of intent. The subject property was part of a larger parcel purchased in 2001 and developed by Grace Covenant Church (GCC). GCC constructed the building that now houses City of Refuge, immediately to the east, and the on-site amenities located on the subject lot. GCC divided the lot and sold the subject tract to the Columbia Housing Authority (CHA).

In 2013 the CHA obtained approval of the current PD plan and statement of intent governing the property. The current PD plan depicts a single multi-family structure containing 42 units. The applicant states following several unsuccessful attempts to fund construction, there is now demand to construct family-oriented, multiple bedroom units. The proposed PD plan with 24, 2-4 bedroom townhome units better addresses their client's needs. Ten units front Sexton Road and the remaining units are oriented to the rear of the lot, where parking is accommodated for the entire property.

Many aspects of the 2013 Statement of Intent (SOI) are carried forward with the new proposal. Modifications to the document include updating the information to be compatible with the Unified Development Code (UDC), reestablishing dimensional standards such as setbacks and building height, and parking requirement revisions based on the applicant's resident user data. Permitted uses in the new SOI are similar to the approved SOI. Group living and adult and child care uses are now permitted in R-MF, so no special provisions to accommodate these uses is necessary. The current Permitted Use Table is attached to the SOI for reference and clarity.

The current SOI included three provisions (items 8-10) regarding the mitigation of traffic impacts, and the future dedication of right-of-way for improvements planned for the Sexton/Garth intersection. The applicant has incorporated these provisions to the new SOI, which state that the property owner will limit the Garth Avenue entrance to the property to



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701 East Broadway, Columbia, Missouri 65201

right-in, right-out traffic once the intersection improvements are completed. Street easement is denoted on the plan for the unbuilt alley to the north, and right-of-way is accounted for at the intersection to accommodate the proposed future roundabout.

The Housing Authority proposes to provide 47 parking spaces, which they believe to be adequate for meeting the needs of their residents. To support this assertion, CHA indicates that it uses a permitting system for their residents and based on collected data it shows its residents have a lesser need for on-site parking when compared to traditional multi-family development. Many residents do not have cars and depend on other modes of transportation.

Setbacks for the development are shown on the PD Plan. A 25' perimeter setback is proposed for the property's Garth Avenue frontage and 10' perimeter setbacks will be established for the northern and eastern property boundaries. Additionally, the perimeter setback along Sexton Road would be reduced to a 21.5' setback from the standard 25'. The Sexton Road reduction is proposed such that the building line such will mimic the actual Sexton Road centerline, which is offset within the right-of-way as of today. Future right-of-way dedications will take this into account, and serve as a means to center Sexton Road within the right-of-way when and if it is improved/reconstructed occur in the future.

Landscaping is provided in accordance with standard screening and buffering requirements of the UDC. A 6' property edge buffer is denoted on the plan for the east property boundary. The UDC requires this due to the neighboring non-residential use. Likewise, the northern property boundary does not require buffering because neighboring properties are of a similar residential nature. Parking area landscaping and street trees are also provided as required by the UDC.

At its January 21, 2021 meeting, the Planning and Zoning Commission held the public hearing. Following the staff report, Commissioners inquired about the purpose of the alley easement provision of the SOI, and voiced concerns about insufficient parking, the loss of open space and park-like amenities. Members of the public echoed concerns on the loss of meaningful open space within their neighborhood, which has been used by neighbors for a number of years.

The applicant was present to answer questions, and indicated that the single-family parking requirement was used based on their parking data and addressed the concern regarding the loss of open space. It was suggested vacant City-owned property on Sexton could replace the lost green space on the CHA property as a separate city-initiated activity.

Following additional discussion, the Commission made a motion to approve the revised PD plan, statement of intent, and associated design exceptions which was passed by a vote of 7-0 with one abstention, pursuant to minor technical corrections. The minor technical corrections have been made to the attached PD plan.



The Planning and Zoning Commission staff report, locator maps, PD plan, Statement of Intent, meeting excerpts, and public correspondence are attached for review.

## Fiscal Impact

Short-Term Impact: None. Expansion or extension of public infrastructure to support the proposed development of the site will be borne by the applicant.

Long-Term Impact: Impacts may include maintenance costs for public infrastructure (roads, water, and sewer), public safety provision, and trash collection. Such costs may or may not be off-set by increased property tax collections and user fees.

## Vision & Strategic Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
8/20/2013	Ord. 21769: Approved the, <i>PUD Site Plan for Kinney Point</i>

## Suggested Council Action

Approve the *Kinney Point PD Plan* and the revised statement of intent as recommended by the Planning and Zoning Commission.