



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Lot 108A Crosscreek Center Plat 1-A PD Plan - Plan Amendment (Case #280-2022)

Executive Summary

Approval of this request would amend an existing development plan to allow the construction of a four-story hotel.

Discussion

A Civil Group (agent), on behalf of Cinnamon Hill, LLC (owner), seeks approval of a one-lot PD Plan on PD (Planned Development) zoned property for a four-story hotel, located on Lot 108A of *Crosscreek Center Plat 1-A*. The approximately 2.0-acre property is located at the northeast intersection of Stadium Boulevard and Highway 63, and includes the address 1407 Cinnamon Hill Lane.

The applicant is seeking to amend an existing C-P plan for Lot 108 (now Lot 108A) of Crosscreek Center to permit development of a four-story hotel. The original C-P plan for Lot 108 showed development of a restaurant containing approximately 7,500 sq. ft. The proposed amendment is compliant with all conditions within the existing Crosscreek Center statement of intent (SOI). The existing SOI contains provisions addressing allowed uses, maximum gross building floor area, maximum building height (96'), and other architectural design requirements for the entire development.

The Planning and Zoning Commission considered this request at their December 8, 2022 meeting. Staff presented its report and noted it had been informed that an adjoining property owner was pursuing litigation against the applicant with respect to their ability to construct the hotel due to a purported violation of a private restrictive covenant. The City's legal counsel informed the Commission that the pending litigation was a civil matter and did not limit the Commission from taking on action on the PD plan's approval. The applicant's representatives gave an overview of the request. No member of the public spoke during the public hearing. One Commissioner expressed concerns with the pending litigation. Following limited additional discussion, a motion to approve the PD plan amendment passed (7-0).

The Planning Commission staff report, locator maps, PD plan, color elevations & floor plans, C-P plan (8/18/08), statements of intent (8/18/08; 3/5/12), correspondence, applicant presentation, 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: 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: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
03/05/12	Approved amendment to SOI to allow hotels as a permitted use (Ord. 021255)
08/18/08	Approved rezoning to C-P, CP Plan (Ord. 020013)

Suggested Council Action

Approve revised C-P Plan (now PD plan) for *Lot 108A Crosscreek Center Plat 1-A PD Plan* as recommended by the Planning and Zoning Commission.