

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 8, 2022**

SUMMARY

A request by A Civil Group (agent), on behalf of Cinnamon Hill, LLC (owner), for 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. **This case was tabled at the October 20, 2022 Commission meeting. (Case #280-2022)**

DISCUSSION

The applicant is seeking to amend an existing PD plan for the Crosscreek Center development to revise the building location, size, and use. The amendment will generally affect Lot 108 of the original existing C-P plan. The original plan includes an approximately 7,500 sq.ft. restaurant, and the new PD plan reflects a four-story hotel. Due to the significant change from the original plan, a major amendment to the development plan is required per the UDC, and it must meet the requirements of the UDC, including landscaping, lighting, signage, and parking.

Crosscreek Center was zoned to C-P (Planned Business District) in 2008. The site had partially been zoned with a planned district in 2004 and 2006, but the 2008 rezoning superseded the previous zoning. That ordinance also approved a statement of intent and a C-P development plan, known as the *Crosscreek Center C-P Plan*, for the over 15-acre site. A statement of intent (SOI) amendment was approved in 2012 that added hotels as a permitted use to several of the lots within the development, including Lot 108.

The proposed plan amendment will not impact site-wide development restrictions for Crosscreek Center included in the SOI, including allowed uses, the maximum gross building floor area, the maximum building height, or the minimum maintained open space (as a percent of the total site). The significant approved features of Crosscreek Center are highlighted in the table below:

a. Allowed uses	See attached SOI
b. Maximum gross building floor area	580,000 sq.ft.
c. Maximum building height	96 feet
d. Minimum maintained open space	15% of each lot; 28% aggregate

The SOI includes several other conditions as well, many of which were infrastructure related to the entire development and have been completed. Some of the conditions are currently required per the UDC (screening of rooftop units). The SOI also includes some architectural requirements, and staff's conclusion is that the current proposal is compliant with the required building materials and is generally consistent architecturally with many of the other buildings within the development.

The proposed PD plan includes a four-story hotel that includes compliant off-street parking on the site. Landscaping is provided that meets the current UDC requirements, and the building meets relevant

design guidelines as well. Pedestrian access to the site is provided by walkways from the public sidewalk (which is in place along the south side of the property but will be required along the north side) to the building. The height of the building is 45 feet, which is less than the maximum height of 96 feet approved in the SOI.

The open space provided on this site meets the individual requirements for the lot, and the overall site is still within the total open space requirements. The maximum GFA for the overall site is still less than the maximum with the addition of the hotel, although it is worth mentioning that the current total is very near the maximum allotment.

Along with the 2008 C-P zoning and development plan approval, the developers and adjacent property owners/neighborhood associations also engaged in facilitated mediation sessions to arrive at a series of mutually acceptable conditions for development of certain tracts within the overall project. The result was an agreement and a set of covenants between the developer and the two neighborhood associations who engaged in the mediation sessions, the Timberhill Road Neighborhood Association (a/k/a Shepard Hills Improvement Association), and the Shepard Boulevard Neighborhood Association.

The agreement and covenants were similar to the conditions and restrictions within the SOI (and in fact, a draft version of the covenant language is included in the SOI), and included a series of permitted and excluded uses, signage, lighting, landscaping, and design standards. Per one of the conditions, the applicant is required to contact the two neighborhood associations who engaged in the mediation sessions, the Timberhill Road Neighborhood Association (a/k/a Shepard Hills Improvement Association), and the Shepard Boulevard Neighborhood Association. The applicant has submitted an email response from the Shepard Boulevard Neighborhood Association representative, and they expressed no issues with the proposed amendment. At the time of writing the staff report, no other comments from the public in support or opposition to this amendment have been received.

Also worth noting, staff has been notified that the applicant's request to construct a hotel on this site is currently involved in litigation with another individual who owns property within the Crosscreek Center development. The City's Law Department has reviewed the relevant available information, and has provided direction that the Planning and Zoning Commission may indeed rule on the submitted application, and that the litigation should not factor into their decision.

RECOMMENDATION

Approval of the major amendment to the C-P Plan for *Lot 108A Crosscreek Center Plat 1-A PD Plan*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- PD plan
- Color Elevations and Floor Plans
- C-P Plan (8/18/2008)
- Statement of Intent (Ord. 020013, 8/18/2008; Ord. 021255, 3/5/2012)
- Correspondence (between applicant and NAs)

SITE CHARACTERISTICS

Area (acres)	2.0
Topography	Gradual slope south
Vegetation/Landscaping	Turf
Watershed/Drainage	Grindstone Creek
Existing structures	Vacant

HISTORY

Annexation date	1969
Zoning District	PD
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Lot 108A, Crosscreek Center Plat 1-A

UTILITIES & SERVICES

All services provided by the City of Columbia.

ACCESS

Cinnamon Hill Lane	
Location	Along the north side of property
Major Roadway Plan	Neighborhood Collector (improved & City-maintained), requiring 60' of ROW. No additional ROW required.
CIP projects	None
Sidewalk	Sidewalks required.

Stadium Boulevard	
Location	Along the south side of property
Major Roadway Plan	Expressway (improved & MoDOT-maintained).
CIP projects	None
Sidewalk	Sidewalks existing.

Northbound Hwy 63 Onramp	
Location	Along the west side of property
Major Roadway Plan	Freeway (unimproved & MoDOT-maintained)
CIP projects	None
Sidewalk	Sidewalks not required.

PARKS & RECREATION

Neighborhood Parks	Within half-mile of Shepard Boulevard Park
Trails Plan	Within half-mile of Shepard Park Trail, Grindstone Creek Trail.
Bicycle/Pedestrian Plan	Pedway south side of Stadium Blvd

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on September 23. Eight postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner