

BOARD OF ADJUSTMENT - APPLICATION FOR CONDITIONAL USE PERMIT
Optional Development Standards

TO: Board of Adjustment
Community Development Department
City Hall, 701 E. Broadway, Columbia, Missouri 65201

SUBJECT: Notice of application in regard to the following described property located in the City of Columbia, County of Boone, State of Missouri (legal description):

See attached

which is presently zoned R-2 and known, or to be known, as Amberton Place
(Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: 16-201-04-00-014.00 01

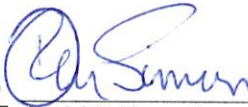
Notice is hereby given that Applicant(s) hereby applies to the Board of Adjustment of the City of Columbia, Missouri for a Conditional Use Permit to make the following use of the above described property (attached additional pages for response or separate letter detailing desired use of property):

It is the intent of the applicant to develop a portion of the above described tract of land utilizing the "cottage" standards as outlined in Section 29-2.2(a)(2) of the Unified Development Code (UDC). The proposed development would be in conjunction with these standards. The UDC requires that alternative development standards, such as these, be approved by the Board of Adjustment per section 29-6.4(j) of the UDC.

The Board of Adjustment is authorized to grant said permit in accordance with the standards established in **Section 29-3.3 and 29-6.4(m)(2)(i) and (ii)**, as applicable, City of Columbia Code of Ordinances. The applicant hereby acknowledges reading Section 29-6.4(m) and **providing supplemental documentation to completely answer the "Criteria for Approval" questions** of said section, as applicable, and further understands failure to provide responses to said questions may constitute an incomplete application or result in Board denial of the application.

Applicant(s) requests that a Certificate of Decision granting a Conditional Use Permit be issued by the Board of Adjustment.

 1/26/2024
DATE

SIGNATURE(S) 
PRINTED NAME Daniel S. Simon, Esq.
ADDRESS 2635 S. Providence Rd., Ste. 105, Columbia, Missouri 65203
TELEPHONE (573) 256-8989; Fax (573) 256-5044

CAPACITY OR INTEREST IN PROPERTY Attorney for Trustee of Roxie Grant Trust, property owner

This application is hereby acknowledged as being received for Board of Adjustment consideration by:

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE Patrick R Zanner
DATE 1/29/2024



January 19, 2024

Pat Zenner
Community Development Department
City of Columbia 701 E. Broadway
PO Box 6015
Columbia, MO 65205

Re: Optional Development Standards for Amberton Place.

Mr. Zenner:

On behalf of the property owner, Roxie Grant Revocable Trust, and contract purchaser (future owner), Hemme Construction LLC, I would like to take this opportunity to request the use of optional development standards for a portion of the proposed Amberton Place development located at 3705 W. Gibbs Road. Said development contains 60.26 acres of which 14.47 acres are zoned R-2 and are included in this request for cottage standards. The optional development standards that we are requesting for this property are defined as the "cottage" standards as outlined in Section 29-2.2(a)(2) of the Unified Development Code.

While the subject tract is zoned City R-2, the intent is to develop the site with smaller, single-family detached homes. Should the "cottage" standards be approved it would allow for small lots to be developed over that of a conventional R-1 or R-2 development. Below is a basic chart comparing some of the differing dimensional standards for an R-1, R-2 (current), and R-2 (cottage) development as well as what is proposed for the R-2 portion of the Amberton Place development.

	<i>R-1</i>	<i>R-2 Current</i>	<i>R-2 Cottage</i>	<i>Amberton Place (R-2) *</i>
Minimum Lot Area	7,000 SF	5,000 SF	3,000 SF	4,000 SF
Minimum Lot Width at Building Line	60 feet	60 feet	30 feet	35 feet
Minimum Depth of Front Yard	25 feet	25 feet	10 feet	20 feet
Minimum Width of Side Yard	6 feet	6 feet	6 feet	6 feet
Minimum Depth of Rear Yard	25 feet	25 feet	10 feet	10 feet
Maximum Building Height	35 feet	35 feet	35 feet	35 feet

**While the request is for R-2 Cottage Standards, the dimensions listed under the Amberton Place are for reference only based on anticipated dimensions for this development.*

I have attached a conceptual layout of the proposed overall development for your reference. This layout shows the various housing options, including the proposed R-2 tract for cottage standards use. As you can see, we are looking at a maximum of 54 single-family cottage style lots located on the R-2 portion of the property. Each lot within the proposed cottage portion of the development would have a minimum lot width of 35 feet (at the front building line). The units on the lots would be a mix of 2, 3 and 4 bedroom units. Each home would have adequate off-street parking and would include either a single or two-car garage.

Section 29-6.4(j)(3) of the UDC provide additional criteria for approval of Optional Development Standards. Please see below for information addressing that criteria.

- (i) *The use of optional development standards is consistent with the intended character of the area as shown and described in the City's adopted comprehensive plan.*

The City's Comprehensive Plan indicates that this site is suited for "neighborhood" uses. The intended use of the property is just that, neighborhood. While a slightly different type of development, it is still very much neighborhood and community oriented.

The proposed development also addresses many of the goals and objectives of the Columbia Imagined. These goals and objectives include:

- Livable and Sustainable Communities, Policy One - Support Diverse and Inclusive Housing Options. Flexibility in housing designs and types allows existing neighborhoods to provide options for a variety of incomes (pg 121). Provides a new and different housing type to the area. Mixes in a different types and price points.
- Livable and Sustainable Communities, Principles. Development standards will encourage compact neighborhoods that promote density and discourage sprawl (pg 120). Development would promote a compact neighborhood with a slightly higher density, thus discouraging sprawl while promoting community.
- Livable and Sustainable Communities, Affordable Housing. Affordable Housing is the product of several factors. While typically describing housing for lower-income individuals, affordable housing may also mean residents can afford to live in a variety of locations which meet their needs, are safe, and allow for

flexibility of choice (pg 121). Provide a housing product that is smaller than the typical single-family house. Smaller size of home in a more compact development equates to a lower, more affordable, price point.

- Livable and Sustainable Communities, Housing Vision. A diversity of housing choices will be dispersed throughout the community to achieve an adequate supply of safe, quality, affordable, energy efficient, and accessible housing. (pg 121).

- (ii) The use of the optional development standards will provide adequate off-street parking for the permitted uses available in the zone district where the property is located, and will not result in significant increases in off-site parking on sections of local neighborhood streets other than those immediately fronting the applicant's property.

The proposed development will provide adequate off-street parking for the development. Each lot will contain a single house that will include either a single-car and two-car garage. Each house will include a standard driveway in which 1 or 2 vehicles can park behind the property line and in front of the house. These spaces are in addition to the parking located inside of the garages. Visitor parking can be on the street as it is in a standard single-family residential development.

- (iii) The use of the optional development standards will not create additional traffic congestion or risks to the public health and safety in the surrounding areas.

While the development will create additional traffic, a traffic impact study will be completed and submitted as part of the preliminary plat approval process. This TIS will review traffic related items and concerns as set forth by the City and County. Should there be identified issues, these issues will be addressed in a development agreement that would accompany the preliminary plat.

We believe that the proposed Amberton Place is an appropriate use of the "cottage" standards as identified in the UDC. We also believe that we meet all of the criteria as set forth by the UDC for the approval of these standards. We appreciate your time in reviewing this request. Upon review of this submittal, if you have any questions please feel free to contact us.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is written in a cursive style with a long horizontal stroke at the end.

Tim Crockett, PE



R-2 LOTS SEEKING COTTAGE STANDARDS (54)

AMBERTON PLACE

R-2 COTTAGE STYLE

SCALE: 1" = 150'

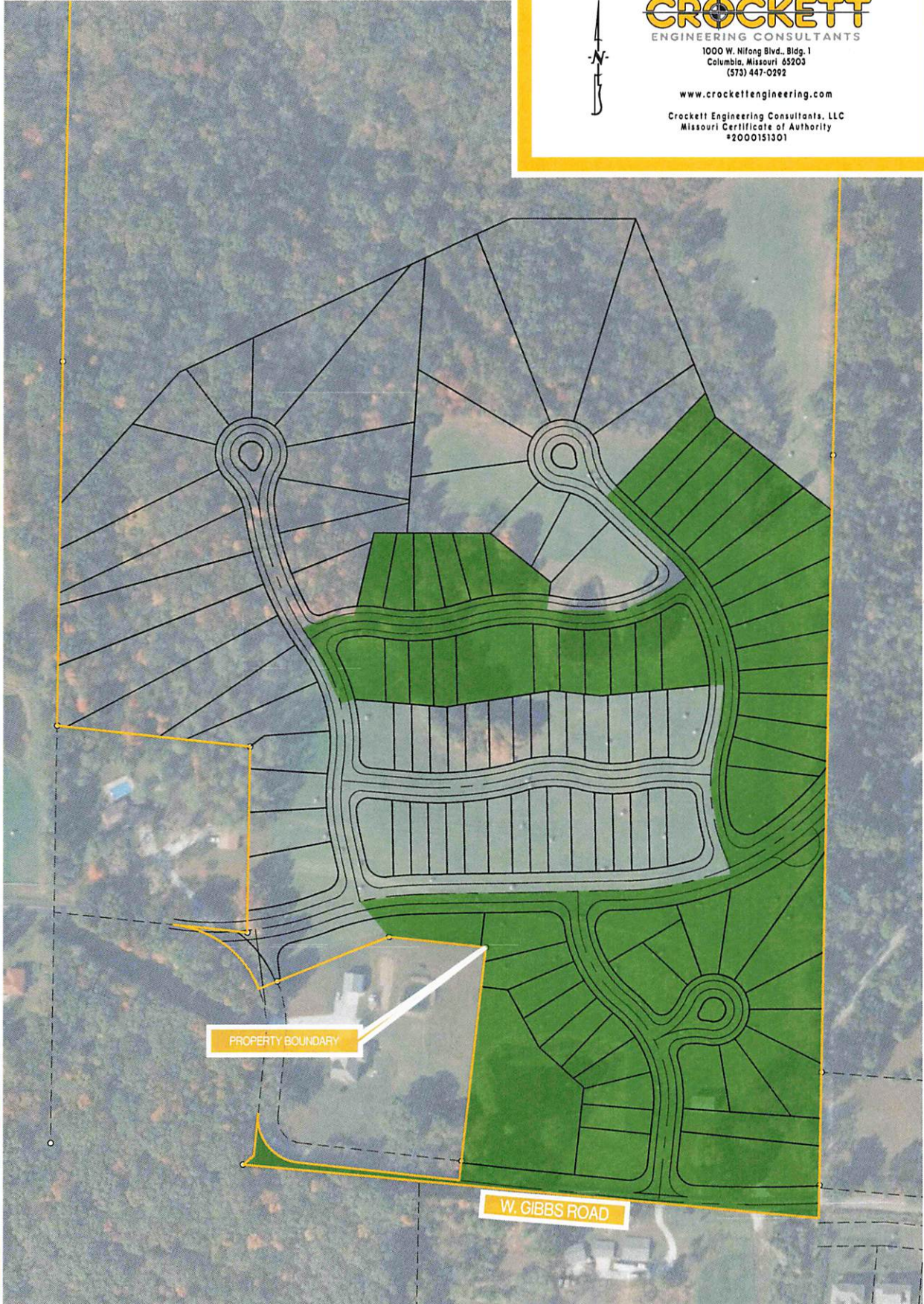
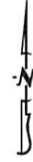
PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

1000 W. Nilong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

www.crockettengineering.com

Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2000151301



PROPERTY BOUNDARY

W. GIBBS ROAD

DESCRIPTION ROXIE GRANT GIBBS BARBERRY R-2 ZONING
 FOR THE ROXIE GRANT REVOCABLE TRUST
 JOB #230102

SEPTEMBER 6, 2023

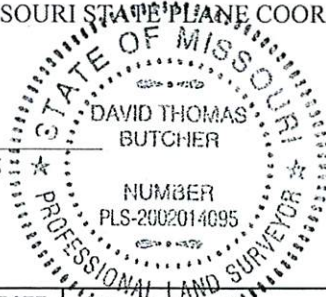
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 92.76 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING, S 1°04'40" W, 1189.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE THEREOF, N 84°36'00"W, 970.75 FEET TO THE SOUTHEAST CORNER OF OAK CORNERS SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 86; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE LINES OF SAID OAK CORNERS SUBDIVISION, N 51°14'55"E, 23.81 FEET; THENCE N 5°43'40"E, 70.99 FEET TO THE WESTERLY LINE OF VERA RIDGE SUBDIVISION, PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 20; THENCE LEAVING THE LINES OF SAID OAK CORNERS SUBDIVISION AND WITH THE LINES OF SAID VERA RIDGE SUBDIVISION, 116.90 FEET ALONG A 75.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 38°55'35"E, 105.42 FEET; THENCE S 83°34'45"E, 273.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 6°25'15"E, 395.29 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 83°34'45"W, 163.51 FEET; THENCE LEAVING THE LINES OF SAID VERA RIDGE SUBDIVISION N 39°39'20"W, 76.79 FEET; THENCE N 83°03'10"E, 100.97 FEET; THENCE N 88°50'55"E, 371.12 FEET; N 79°59'30"E, 153.98 FEET; THENCE N 18°52'00"W, 55.41 FEET; THENCE N 10°12'55"W, 90.25 FEET; THENCE N 7°16'45"E, 176.39 FEET; THENCE S 89°13'35"W, 25.00 FEET; THENCE S 84°15'25"W, 184.07 FEET; THENCE N 83°12'25"W, 80.78 FEET; THENCE S 81°03'45"W, 181.12 FEET; THENCE N 85°18'50"W, 153.64 FEET; THENCE S 74°09'55"W, 25.02 FEET; THENCE N 24°43'00"W, 108.68 FEET; THENCE N 34°01'00"W, 32.99 FEET; THENCE N 67°10'30"E, 57.06 FEET; THENCE S 87°08'10"E, 35.38 FEET; THENCE N 13°03'15"E, 142.79 FEET; THENCE S 89°48'20"E, 195.53 FEET; THENCE S 51°00'20"E, 130.58 FEET; THENCE S 7°55'00"W, 46.52 FEET; THENCE S 89°26'05"E, 124.52 FEET; THENCE N 64°23'05"E, 106.74 FEET; THENCE N 52°03'30"E 17.04 FEET; THENCE N 42°02'55"W, 42.97 FEET; THENCE N 46°09'20"W, 147.33 FEET; THENCE N 43°50'40"E 241.44 FEET; THENCE S 22°02'30"E, 43.51 FEET; THENCE S 51°23'15"E, 250.82 FEET AND CONTAINING 14.47 ACRES.

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

David T. Butcher
 DAVID T. BUTCHER, PLS-2002014095
 9/18/2023
 DATE



CROCKETT ENGINEERING CONSULTANTS 1000 W. Nifong Blvd. Building 1 Columbia, Missouri 65203 (573) 447-0292 www.crockettengineering.com	CORPORATE NUMBER 2000151304	ROXIE GRANT GIBBS BARBERRY R-2 ZONING
	DATE: 8/10/23 PROJECT: 230102	W 1/2 SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI