

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 268-13

AN ORDINANCE

changing the use allowed on PUD-10 zoned property located east of Old Hawthorne Drive West, north of the Old Hawthorne Clubhouse; approving a revised statement of intent; approving the Residences at Old Hawthorne PUD Plan; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The permitted use on property in District PUD-10 zoned property located east of Old Hawthorne Drive West, and further described as follows:

A TRACT OF LAND LOCATED IN SECTIONS 22 AND 23, ALL OF TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING LOT 1 OF THE RESIDENCES AT OLD HAWTHORNE RECORDED IN PLAT BOOK 47, PAGE 32 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4188, PAGE 164 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST POINT OF THE 0.19 ACRE TRACT OF LAND DESCRIBED IN BOOK 3057, PAGE 49, SAID POINT BEING ON THE NORTH LINE OF LOT 1 OF THE CLUBHOUSE AT OLD HAWTHORNE, PLAT NO. 1, RECORDED IN PLAT BOOK 41, PAGE 9, THENCE WITH THE LINES OF SAID LOT 1, S 85°34'00"W, 145.79 FEET; THENCE S 31°22'10"W, 72.92 FEET; THENCE S 20°58'55"E, 109.50 FEET; THENCE LEAVING SAID LINES OF LOT 1 OF THE CLUBHOUSE AT OLD HAWTHORNE, S 62°32'20"W, 62.60 FEET TO THE LINES OF TRACT 2 OF THE WARRANTY DEED RECORDED IN BOOK 3741, PAGE 60; THENCE WITH THE LINES OF SAID TRACT 2, N 8°39'15"W, 54.38 FEET; THENCE N 13°23'50"W, 119.13 FEET; THENCE N 21°06'15"W, 431.32 FEET; THENCE N 31°19'30"W, 263.17 FEET; THENCE N 52°45'45"W, 396.59 FEET; THENCE N 79°29'40"E, 262.53 FEET; THENCE N 46°19'30"E, 99.14 FEET; THENCE N 84°58'00"E, 212.45 FEET; THENCE S 16°07'55"E, 454.03 FEET; THENCE S 27°39'45"E, 202.08 FEET; THENCE S 33°20'45"E, 351.31 FEET TO THE LINES OF SAID LOT 1 OF THE CLUBHOUSE AT OLD

HAWTHORNE; THENCE WITH THE LINES OF SAID LOT 1, S 62°14'50"W, 125.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.20 ACRES.

is amended to include the following permitted use:

Residential units contained in townhome and/or apartment-style units

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated August 21, 2013, marked "Exhibit A," which is attached to and made a part of this ordinance, which replaces the statement of intent attached as "Exhibit E" to Ordinance No. 018558 passed on July 5, 2005, and it shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. The City Council hereby approves the PUD Plan for Residences at Old Hawthorne, dated August 21, 2013, for the property referenced in Section 1.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer


APPROVED AS TO FORM:

City Counselor

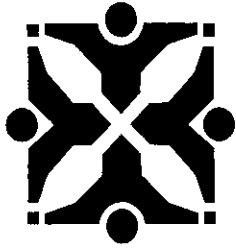
**STATEMENT OF INTENT
RESIDENCES AT OLD HAWTHORNE
AUGUST 21, 2013**

The following information is to be considered the Statement of Intent for the subject property.

1. The proposed use for this property is residential units contained in townhome and/or apartment style units.
2. The maximum building height shall not exceed 45' as measured from finished grade.
3. The maximum density of units for this property shall be no more than 10 units per acre, based on the net residual area after street right of way/easement has been deducted.
4. The total number of parking spaces shall be the number required by the ordinances of the City of Columbia. Parking spaces shall be located in a garage, exterior lot, exterior parking lot, parking lot with open carports, driveways to individual units, or any combination thereof.
5. Minimum percentage of Open/Green Space shall be 35% of the net area of the property.
6. The following amenities are allowed but not necessarily requirement for the property:
 - a. A communal lap pool
 - b. A common patio area
7. General Description of the Plan: The development plan for the property will depict a maximum number of 12 detached buildings. The minimum rear-yard setback shall be 12.5 feet. The minimum distance between detached dwelling units shall be 20 feet.



Jon Odle, Member



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Sep 16, 2013

Re: The Residences at Old Hawthorne - zoning amendment and development plan (**Case 13-93**)

EXECUTIVE SUMMARY:

A request by Boone Development, Inc. (owner) to amend the statement of intent associated with the existing PUD-10 (Planned Unit Development) zoning, and for approval of a PUD development plan to be known as "The Residences at Old Hawthorne". The 8.2-acre site is located east of Old Hawthorne Drive West, and north of the Old Hawthorne Clubhouse. (**Case #13-93**)

DISCUSSION:

The applicant is requesting approval of a PUD development plan to accommodate 42 residential condominium units in a mixture of three- and four-unit townhomes. The structures will be situated along a single private driveway, and surrounded by the Old Hawthorne Golf Club.

The proposed development plan has a net density of 5.1 units per acre, which is well below the 10 unit per acre maximum allowed by the existing PUD-10 zoning. The applicant is requesting amendments to the existing statement of intent which reflect specific elements of the proposed development plan that were not envisioned when the site was originally zoned in 2005. Revisions to the statement of intent include the addition of a swimming pool and patio amenities, a reduction in the minimum distance between unattached units from 40 feet to 20 feet, and a reduction in the minimum rear yard setback from 18 feet to 12.5 feet.

At its meeting on September 5, 2013, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the proposed zoning amendment and development plan. There was limited discussion on this item, and no members of the public spoke on this request.

A copy of the Planning and Zoning Commission meeting minutes, and staff report, including locator maps, a copy of the development plan, and revised zoning statement of intent are attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approval of the proposed PUD zoning amendment and development plan

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 5, 2013**

SUMMARY

A request by Boone Development, Inc. (owner) to amend the statement of intent associated with the existing PUD-10 (Planned Unit Development) zoning, and for approval of a PUD development plan to be known as "The Residences at Old Hawthorne". The 8.2-acre site is located east of Old Hawthorne Drive West, and north of the Old Hawthorne Clubhouse. (**Case #13-93**)

DISCUSSION

The applicant is requesting approval of a PUD development plan to accommodate 42 residential condominium units in a mixture of three- and four-unit townhomes. The structures will be situated along a single private driveway, and surrounded by the Old Hawthorne Golf Club.

The proposed development plan has a net density of 5.1 units per acre, which is well below the 10 unit per acre maximum allowed by the existing PUD-10 zoning. The applicant is requesting amendments to the existing statement of intent which reflect specific elements of the proposed development plan that were not envisioned when the site was originally zoned in 2005. Revisions to the statement of intent include the addition of a swimming pool and patio amenities, a reduction in the minimum distance between unattached units from 40 feet to 20 feet, and a reduction in the minimum rear yard setback from 18 feet to 12.5 feet.

The plan has been reviewed by City staff and external agencies, and meets all PUD development standards.

RECOMMENDATION

- **Approval** of the proposed amendments to the statement of intent
- **Approval** of the proposed PUD development plan

ATTACHMENTS

- Locator aerial and topographic maps
- Development plan
- Statement of intent
- 2005 rezoning ordinance & SOI (excerpts pertaining to subject tract)

SITE HISTORY

Annexation Date	2005
Existing Zoning District(s)	PUD (Planned Unit Development)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lot 1, The Residences at Old Hawthorne

SITE CHARACTERISTICS

Area (acres)	8.2 acres
Topography	50 feet of elevation loss, south to north
Vegetation/Landscaping	Hay fields and a few trees
Watershed/Drainage	South Fork Grindstone Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	R-1 (One-Family Dwelling)	Golf course
South	C-P (Planned Business)	Clubhouse
East	R-1	Golf course
West	R-1	Golf course

UTILITIES & SERVICES

All essential utilities and services, including electricity, water, fire protection, and sanitary sewer, are available to the site.

ACCESS

Access is provided via an extension of a private drive off of an existing private street, which serves the Old Hawthorne clubhouse. No new public streets are proposed or required to support the development plan request.

PARKS & RECREATION

Neighborhood Parks	There are no public parks located within the Old Hawthorne development. Residents have access to private amenities.
Trails Plan	No trails planned
Bicycle/Pedestrian Plan	No bike/ped infrastructure planned

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 a public information meeting, which was held on June 11, 2013.

Public Information Meeting Recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s) Notified	N/A
Correspondence Received	None as of this writing

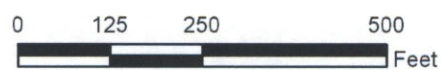
Report prepared by Steve MacIntyre; approved by Patrick Zenner



Boone County Assessor's Office, Sanborn Map Company



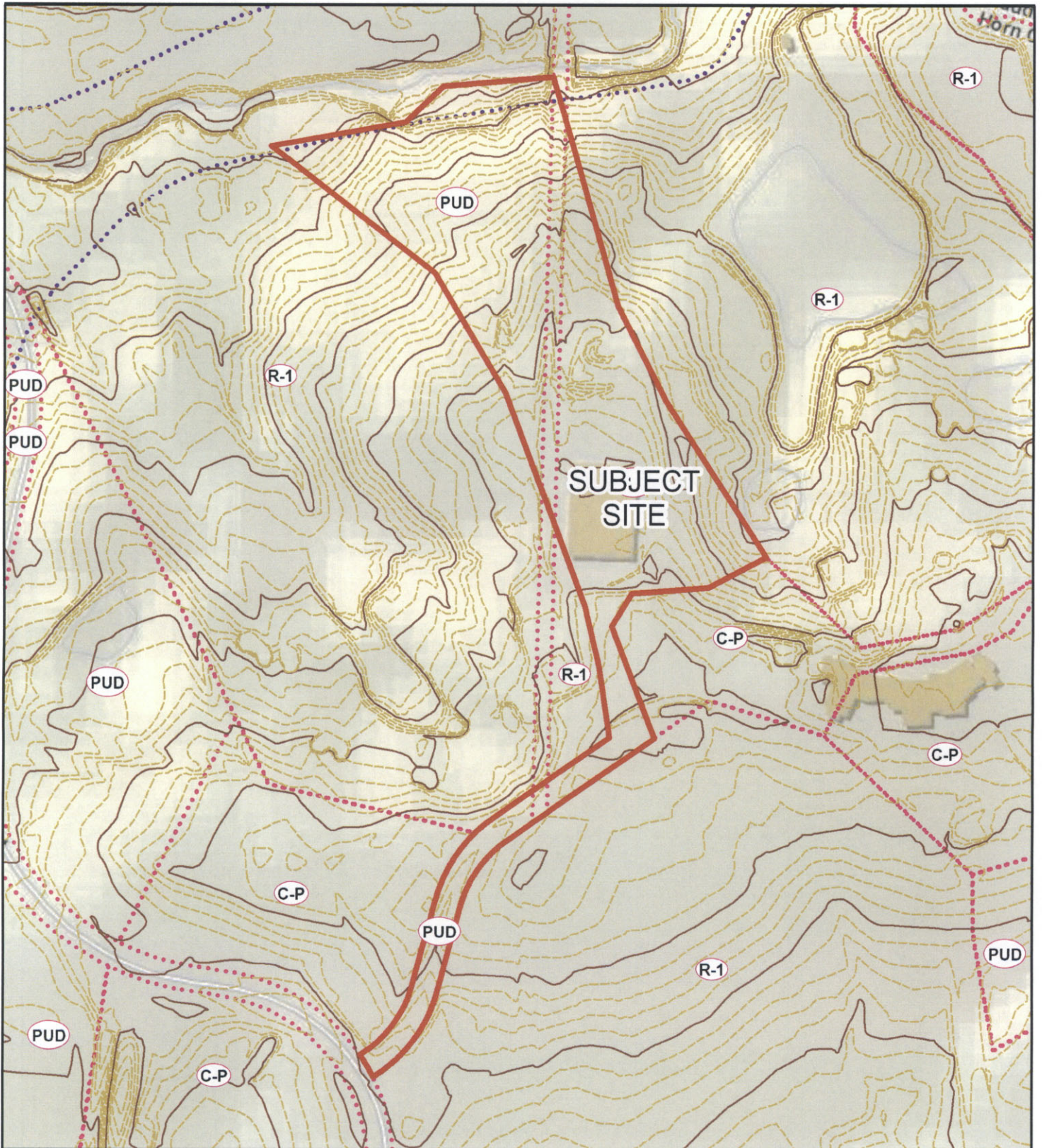
Case 13-93: PUD plan The Residences at Old Hawthorne



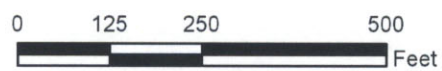
1 inch = 250 feet



Parcel Data and Aerial Photo
Source: Boone County Assessor



Case 13-93: PUD plan
The Residences at Old Hawthorne



1 inch = 250 feet



PUD PLAN FOR RESIDENCES AT OLD HAWTHORNE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST
QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE WEST
COLUMBIA, BOONE COUNTY, MISSOURI
AUGUST 2013

RESIDENTIAL UNIT CALCULATION:

(LOT 1 OF THE FINAL PLAT FOR THE RESIDENCES AT OLD HAWTHORNE)					
#	LOT LOC.	TOTAL NUMBER OF UNITS	BUILDING QTY	UNIT/BLDG.	UNIT TOTAL
1	1	FOUR-PLEX TOWNHOMES (TWO STORY)	9	4	36
2	1	TRI-PLEX TOWNHOMES (TWO STORY)	2	3	6
P1	1	COMMUNITY 2-LANE LAP POOL (NO BUILDING)	0	0	0
TOTAL NUMBER OF UNITS					42

RESIDENTIAL DENSITY CALCULATION:

(LOT 1 OF THE FINAL PLAT FOR THE RESIDENCES AT OLD HAWTHORNE)	
LOT AREA, PER TRACT 1 OF RECORDED PLAT	8.2 ACRES
PROPOSED NUMBER OF UNITS	42
PROPOSED DENSITY	5.1 UNITS/ACRE
EXISTING ZONING - PUD 10.0	10.0 UNITS/ACRE

RESIDENTIAL PARKING CALCULATION:

(LOT 1 OF THE FINAL PLAT FOR THE RESIDENCES AT OLD HAWTHORNE)			
1	9	QUAD TOWNHOMES (THREE BR. UNITS)	2.5 SPACES / UNIT = 90.0 SPACES
2	2	TRI-PLEX TOWNHOMES (THREE BR. UNITS)	2.5 SPACES / UNIT = 15.0 SPACES
P1	1	COMMUNITY LAP POOL	3 SPACES / UNIT = 3 SPACES
		VISITOR SPACES REQUIRED (42 UNITS)	1 SPACE / 5 UNITS = 8 SPACES
		TOTAL SPACES REQUIRED	116.0 SPACES
		TOTAL GARAGE SPACES PROVIDED	84 SPACES
		TOTAL SURFACE SPACES PROVIDED	87 SPACES
		TOTAL SPACES PROVIDED	171 SPACES

RESIDENTIAL CALCULATIONS:

(LOT 1 OF THE FINAL PLAT FOR THE RESIDENCES AT OLD HAWTHORNE)		
AREA		
TOTAL LOT AREA =	8.2 ACRES	100%
TOTAL DRIVEWAY AREA =	0.6 ACRES	7.3%
TOTAL BUILDING FOOTPRINT AREA =	2.1 ACRES	25.6%
TOTAL ROADWAY AREA =	0.7 ACRES	8.50%
TOTAL PAVEMENT AREA =	4.8 ACRES	58.6%

LANDSCAPE COMPLIANCE

TOTAL PARKING LOT & DRIVE AREA	59435 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	13 TREES
TOTAL TREES REQUIRED =	13 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	4 TREES
TOTAL TREES PROVIDED =	18 TREES

LEGEND

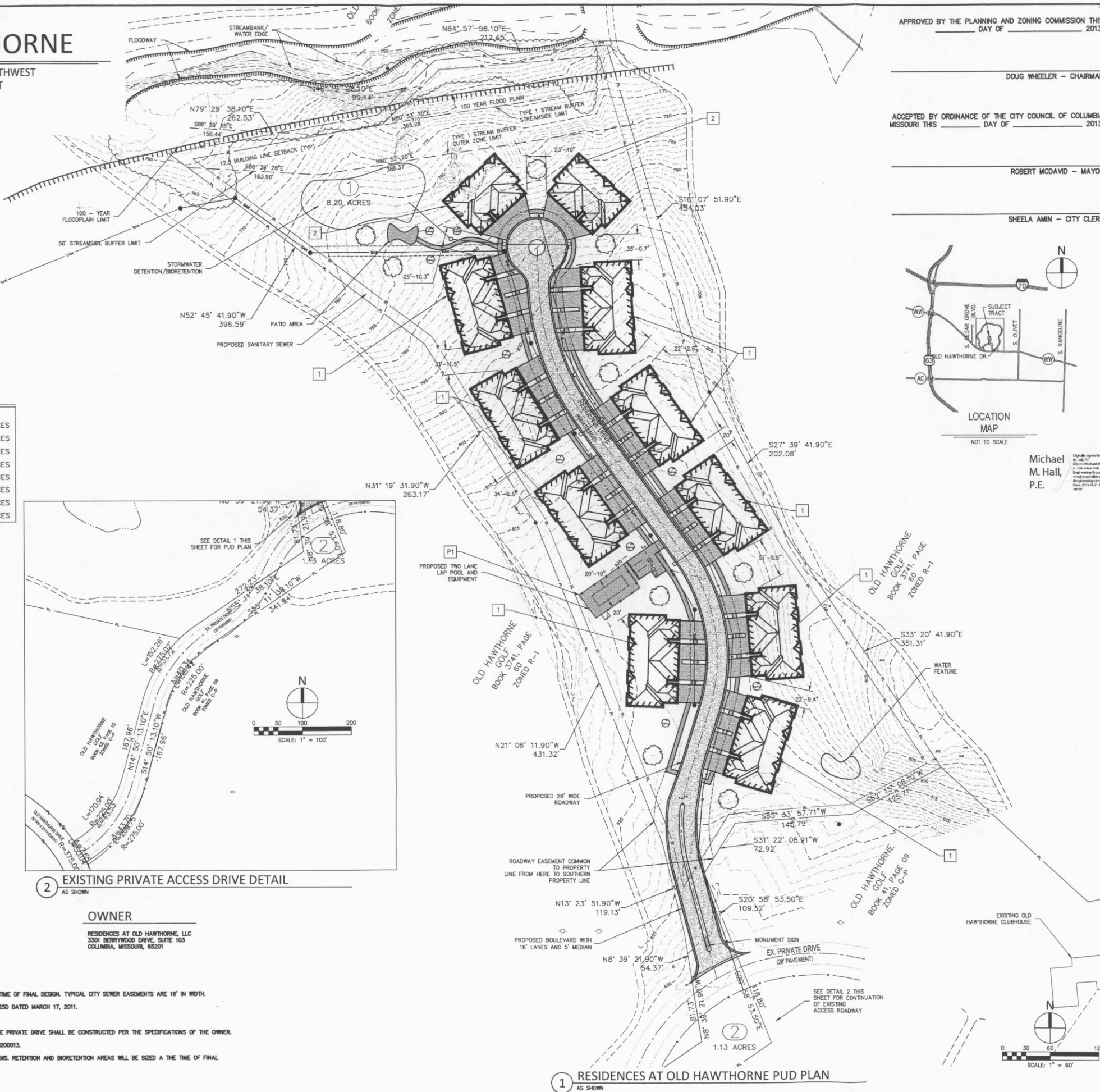
	SARGENT CRABAPPLE OR EQUAL		EXISTING 2' CONTOUR
	PIN OAK OR EQUAL		EXISTING 10' CONTOUR
	PROPOSED PAVEMENT		EDGE OF PAVEMENT
	100-YEAR FLOODPLAIN LIMIT		EXISTING SANITARY SEWER
	FLOODWAY		PROPOSED SANITARY SEWER
	PROPERTY LINE		EXISTING WATER LINE
	PROPOSED BUILDING LINE		PROPOSED WATER LINE
	STREAM BUFFER		PROPOSED STORM SEWER
			PROPOSED ROAD EASEMENT
			WATER EDGE

STREAM BUFFER STATEMENT

THE STREAM BUFFER LIMIT SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 29 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE DESIGNATED STREAM BUFFER EXCEPT AS APPROVED BY THE DIRECTOR.

NOTES

- LOT #1 CONTAINS 8.2 ACRES THE TRACT IS ZONED PUD-10
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45' MEASURED FROM THE FINISHED GRADE.
- ALL SANITARY SEWERS SHALL BE LOCATED WITHIN THE APPROPRIATE WIDTH EASEMENT. SAID EASEMENTS SHALL BE GRANTED AT THE TIME OF FINAL DESIGN. TYPICAL CITY SEWER EASEMENTS ARE 16' IN WIDTH.
- PART OF THIS TRACT IS WITHIN THE FLOOD PLAN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN ON PANEL NUMBER 29019C-03250 DATED MARCH 17, 2011.
- ALL DRIVEWAY, ROADWAY AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- THE PRIVATE DRIVE LABELED AS RESIDENCE DRIVE SHALL BE A PRIVATE DRIVE AND IS LABELED ONLY FOR ADDRESSING PURPOSES. THE PRIVATE DRIVE SHALL BE CONSTRUCTED PER THE SPECIFICATIONS OF THE OWNER.
- ALL ON-SITE LIGHTING WILL BE NO GREATER THAN 20-FEET IN HEIGHT AND SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE #200013.
- THE 1.2, 10 AND 100 YEAR DESIGN STORMS SHALL BE USED WHEN DESIGNING THE FINAL STORM WATER DETENTION AND QUALITY SYSTEMS. RETENTION AND BIOTENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- THE MINIMUM DISTANCE FROM ANY PROPERTY LINE AND ANY BUILDING SHALL BE 12.5'.
- THERE IS NO CLIMAX FOREST ON THIS SITE PER THE APPROVED OLD HAWTHORNE TREE PRESERVATION PLAN.



APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
DAY OF 2013.

DOUG WHEELER - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
MISSOURI THIS DAY OF 2013.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

LOCATION
MAP

NOT TO SCALE

Michael
M. Hall,
P.E.

Signature of Michael
M. Hall, P.E.
City Engineer
City of Columbia, MO
Date: 8/21/2013

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (314) 998-7681

RECEIVED
AUG 22 2013
PLANNING DEPT
MISSOURI ENG. CORP. #2003000149
EXPIRES 12-31-2013

RESIDENCES
AT OLD HAWTHORNE
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

DRAWN JMB

APPROVED MMH

ISSUED FOR CITY REVIEW

DATE 8/21/2013

FIELD BOOK

SHEET NAME

PUD PLAN

PROJECT NO. 112005-1

CLIENT NO.

SHEET NO.

C1.1

018558
Permanent Record
Filed in Clerk's Office

Introduced by Hindman
First Reading 6-6-05 Second Reading 6-20-05
Third Reading 7-5-05
Ordinance No. 018558 Council Bill No. B 188-05

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on both sides of Route WW, east of the present City limits; directing the City Clerk to give notice of the annexation; placing the property annexed in Districts R-1, PUD and C-P; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby finds that a verified petition was filed with the City on April 29, 2005, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. This petition was signed by Property Development, Inc., Billy and Glenda Sapp, Darlene Sue Johnson Revocable Trust and Daniel L. and Becky R. Block, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on June 6, 2005. Notice of this hearing was published more than seven days prior to the hearing in two newspapers of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.153 of the Code of Ordinances of the City of

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way, N1°12'00"W, 498.22 feet to the Point of Beginning; thence N60°28'00"E, 634.12 feet; thence N38°23'50"E, 310.50 feet; thence S63°12'50"E, 289.39 feet; thence N31°35'00"E, 297.38 feet; thence N39°32'30"W, 152.86 feet; thence N46°37'30"W, 179.06 feet; thence N52°43'20"W, 148.75 feet; thence N74°24'20"W, 206.31 feet; thence N59°17'20"W, 444.84 feet; thence S4°09'30"W, 78.56 feet; thence S15°00'40"W, 260.67 feet; thence S76°24'20"E, 210.97 feet; thence S0°51'40"W, 445.38 feet; thence S73°11'10"W, 382.90 feet; thence S1°33'40"E, 356.76 feet to the Point of Beginning and containing 14.10 acres.

will be zoned and become a part of District PUD-6 (Planned Unit Development) with a development density not exceeding six dwelling units per acre. The property, designated as Tract 3-G, may be used for single family detached patio style units. The statement of intent submitted by applicant, marked "Exhibit D" is attached to and made a part of this ordinance.

SECTION 13. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 3-H

A tract of land located in Northeast Quarter of Section 22 and the Northwest Quarter of Section 23, both in Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 2803.51 feet; thence N1°20'00"W, 454.35 feet to the Point of Beginning; thence along a curve to the left having a radius of 275.00 feet for an arc length of 191.44 feet, the long chord bears N33°31'00"E, 187.60 feet; thence N13°34'20"E, 167.96 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 158.48 feet; the long chord bears N33°45'10"E, 155.23 feet; thence N53°55'50"E, 341.94 feet; thence N17°07'20"W, 210.99 feet; thence N60°59'20"E, 305.61 feet; thence N34°36'30"W, 351.31 feet; thence N28°55'30"W, 202.08 feet; thence N17°23'40"W, 454.03


feet; thence S83°42'10"W, 212.45 feet; thence S45°03'40"W, 99.14 feet; thence S78°13'50"W, 262.53 feet; thence S54°01'30"E, 396.59 feet; thence S32°35'20"E, 263.17 feet; thence S22°22'10"E, 431.32 feet; thence S14°39'40"E, 119.13 feet; thence S9°55'10"E, 136.12 feet; thence S53°55'10"W, 272.22 feet; thence along a curve to the left having a radius of 275.00 feet for an arc length of 193.72 feet, the long chord bears S33°45'10"W, 189.74 feet; thence S13°34'20"W, 167.96 feet; thence along a curve to the right having a radius of 225.00 feet for an arc length of 156.63 feet, the long chord bears S33°31'00"W, 153.49 feet; thence S36°32'30"E, 50.00 feet to the Point of Beginning and containing 9.50 acres.

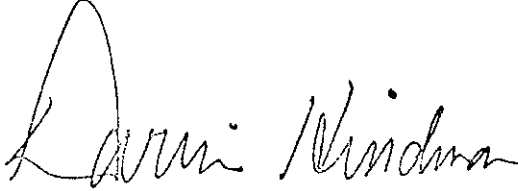
will be zoned and become a part of District PUD-10 (Planned Unit Development) with a development density not exceeding ten dwelling units per acre. The property, designated as Tract 3-H, may be used for single family units in apartment style buildings containing apartment style condominium units. The statement of intent submitted by applicant, marked "Exhibit E" is attached to and made a part of this ordinance.

SECTION 14. This ordinance shall be in full force and effect from and after its passage.


PASSED this 5th day of July, 2005.

ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor

TRACT 3-H
STATEMENT OF INTENT

The following information is to be considered as the Statement of Intent for Tract 3-H as proposed for PUD zoning.

- Type of Dwelling Units: Single family units in apartment style buildings containing apartment style condominium units.
- Maximum Number of Units: 80 units are proposed for this tract/maximum density of 10 units per acre based on the net residual area after street right-of-way has been deducted.
- Maximum Building Height: The maximum building height shall not exceed 45 feet.
- The Number of Parking Spaces: The total number of parking spaces shall be the number required by the ordinances of the City of Columbia t. Parking spaces will be located in a garage, exterior parking lot, parking lot with open carports, or a combination of all.
- Minimum Percentage of Open/Green Space: 35 percent of the net area is to be preserved as open/green space.
- Amenities: There are no proposed amenities within the limits of the proposed PUD.
- General Description of Plan: The development plan for the entire area will depict up to a three story apartment building housing a maximum of 24 dwelling units each. Maximum number of detached buildings will be six within the tract. The minimum front yard set-back from a public street will be 18 feet. The minimum distance between unattached units will be 40 feet. The minimum rear yard set-back shall be 18 feet. The minimum lot size shall be sufficient to acc

EXCERPTS
PLANNING AND ZONING COMMISSION
SEPTEMBER 5, 2013

13-93 A request by Boone Development, Inc. (owner) to amend the statement of intent associated with the existing PUD-10 (Planned Unit Development) zoning, and for approval of a PUD development plan to be known as "The Residences at Old Hawthorne". The 8.2-acre site is located east of Old Hawthorne Drive West, and north of the Old Hawthorne Clubhouse.

MR. WHEELER: May we have a Staff report, please.

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department. Staff recommends approval of the proposed amendments to the statement of intent and approval of the proposed PUD development plan.

MR. WHEELER: Are there any questions of Staff? Seeing none, we'll open public hearing.

PUBLIC HEARING OPENED

MR. HALL: I'm Mike Hall, with Columbia Civil Engineering Group. I'm just here to answer any specific questions that may come up regarding this development. We are the engineers of record for the project, so --

MR. WHEELER: You're going to have to give us an address.

MR. HALL: My address is 3301 Berrywood Drive, Suite 103 in Columbia.

MR. WHEELER: Thank you.

MR. HALL: Not a problem. As I was saying, I'm here to answer any questions specifically in regards to the project, if there are any, and to be able to -- Staff as already pretty much described what the plan is out here. In addition, this would not -- of course, like he said, it's substantially in compliance with what was originally intended. Billy Sapp would not have sold the property had it not been. In addition, I have some elevation renderings -- I just have on copy -- of what we're planning for the structures out there, if you are interesting and inclined to look at them.

MR. WHEELER: Are there any questions of this speaker? Mr. Lee?

MR. LEE: Is there a single pool envisioned for all these units or are there multiple pools?

MR. HALL: Yes. There are. Hang on. (Inaudible)

MR. WHEELER: Will you move the mike around, please? She may have a hard time hearing you.

MR. HALL: Okay. Sorry about that. What we have here is -- right here is the single-lap pool. Envision -- you see it is in the dark. It's just two-lane lap pool is what we're looking for as far as -- no other pools are going to be put in there, only that one. And then the patio will go right -- is right here. That is the other amenity that is discussed in the statement of intent.

MR. LEE: Again, a single patio -- a single pool and a single patio?

MR. HALL: Yes, that is correct. In fact, because we have such a small setback, we are not even planning on exterior patios from the units themselves. They'll be inline with the building footprint that you see on the plan.

MR. LEE: Thank you.

MR. HALL: You're very welcome.

MR. WHEELER: Any other questions of this speaker? All right.

MR. HALL: Thank you for your time.

MR. WHEELER: Thank you. Are there any other speakers?

PUBLIC HEARING CLOSED

MR. WHEELER: Commissioners, discussion?

MR. REICHLIN: Seems pretty straightforward. I don't see any particular problems with the development. I'll make a motion concerning Case No. 13-93, a request by Boone Development to amend the statement of intent associated with the existing 10-unit development plan -- Planned Unit Development and approval of the PUD development plan known as "The Residences at Old Hawthorne". The 8.2-acre site is located just east of Old Hawthorne Drive West, and with that recommendation we include the approval of the amended statement of intent.

MR. WHEELER: Motion's been made.

MR. STANTON: Second.

MR. WHEELER: And seconded. Discussion on the motion? When you're ready.

MR. VANDER TUIG: We have a motion and a second for approval of Case 13-93 to amend the statement of intent associated with the existing PUD-10 zoning and for the approval of a PUD development plan to be known as "The Residences at Old Hawthorne".

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Vander Tuig, Mr. Wheeler. Motion carries 6-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council.