

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 73-13

AN ORDINANCE

rezoning property located north and south of Broadway at the intersections of Dorsey Street and Ripley Street from District R-3 to District O-1; repealing all conflicting ordinances or parts of ordinances; 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 Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

TRACT A

PART OF LOTS 29 AND 30 OF STEPHENS SECOND ADDITION, RECORDED IN BOOK 37, PAGE 499 OF THE BOONE COUNTY, MISSOURI RECORDS, BEING THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 2579, PAGE 113 AND SHOWN BY THE SURVEY RECORDED IN BOOK 373, PAGE 167 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 373, PAGE 167; THENCE WITH THE NORTH LINE OF SAID SURVEY ALONG THE SOUTH SIDE OF WALNUT STREET, S88°50'05"E, 412.59 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 3618, PAGE 102; THENCE LEAVING SAID NORTH LINE AND WITH THE SOUTHWEST LINE OF SAID STREET EASEMENT TRACT, S40°55'05"E, 24.13 FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 509, PAGE 304; THENCE WITH SAID WEST LINE, S6°59'55"W, 538.15 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 537, PAGE 680; THENCE WITH THE LINES OF SAID EASEMENT RECORDED IN BOOK 537, PAGE 680, S53°10'00"W, 25.08 FEET; THENCE N73°02'45"W, 103.00 FEET; THENCE N76°12'05"W,

100.18 FEET; THENCE N72°46'05"W, 145.00 FEET; THENCE N19°12'45"W, 30.86 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 373, PAGE 167; THENCE LEAVING SAID STREET EASEMENT AND WITH SAID WEST LINE, N0°13'50"E, 449.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.81 ACRES.

TRACT B

LOT 6 AND PART OF LOT 5, BLOCK 3, SHIELD'S EASTERN ADDITION, LOT 7 AND PART OF LOTS 5, 6 AND 8, BLOCK 2, SHIELD'S EASTERN ADDITION, RECORDED IN BOOK 45, PAGE 212, BEING THE TRACTS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 219, PAGE 343, BOOK 221, PAGE 217, BOOK 234, PAGE 426, BOOK 248, PAGE 565, BOOK 325, PAGE 534, BOOK 351, PAGE 574, BOOK 359, PAGE 499, BOOK 385, PAGE 723, BOOK 385, PAGE 897 AND THE TRUSTEE'S DEED RECORDED IN BOOK 4080, PAGE 115 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, SHIELD'S EASTERN ADDITION; THENCE WITH THE WEST LINE SAID SHIELD'S EASTERN ADDITION, N4°44'25"E, 120.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723 AND THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, CONTINUING N4°44'25"E, 627.28 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 537, PAGE 686; THENCE LEAVING SAID WEST LINE, WITH THE SOUTH LINE OF SAID STREET EASEMENT RECORDED IN BOOK 537, PAGE 686 AND THE STREET EASEMENTS RECORDED IN BOOK 520, PAGE 888 AND BOOK 537, PAGE 684, N54°44'10"E, 16.62 FEET; THENCE S74°29'55"E, 115.92 FEET; THENCE S72°46'25"E, 162.10 FEET TO THE WEST LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 219, PAGE 343 AND THE WEST LINE OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 513, PAGE 58; THENCE LEAVING THE LINES OF SAID STREET EASEMENTS AND WITH THE WEST LINE OF SAID SURVEY, S3°47'25"W, 141.85 FEET; THENCE S3°27'40"W, 161.80 FEET; THENCE N89°51'20"W, 9.00 FEET; THENCE S4°45'40"W, 87.20 FEET; THENCE N89°44'20"W, 134.30 FEET; THENCE S4°45'40"W, 100.00 FEET; THENCE S89°44'20"E, 1.50 FEET TO THE NORTHWEST CORNER OF LOT 9A, SHIELD'S EASTERN ADDITION PLAT 1-A, RECORDED IN PLAT BOOK 46, PAGE 22; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE WEST LINE OF SAID LOT 9A, S4°45'10"W, 62.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 385, PAGE 723; THENCE LEAVING SAID WEST LINE AND WITH THE

LINES OF SAID TRACT, N89°41'15"W, 74.94 FEET; THENCE S4°44'25"W, 5.00 FEET; THENCE N89°41'15"W, 74.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.41 ACRES.

will be rezoned and become a part of District O-1 (Office District) and taken away from District R-3 (Medium Density Multiple-Family Dwelling District).

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

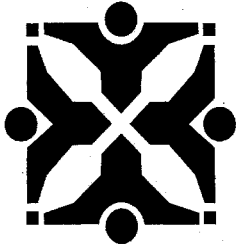
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning *TV*

Agenda Item No:

To: **City Council**
From: **City Manager and Staff** *MM*

Council Meeting Date: Mar 18, 2013

Re: Stephens College/Hagan Scholarship Foundation rezoning request (Case #13-16)

EXECUTIVE SUMMARY:

A request by Stephens College (property owner) and the Hagan Scholarship Foundation (contract purchaser) for rezoning from R-3 (medium density multiple-family dwelling) to O-1 (office). The 8.22-acre site is located north and south of Broadway at the Dorsey and Ripley intersections.

DISCUSSION:

The applicants request rezoning for two sites that are currently part of the Stephens College campus, and are under contract to be sold to the Hagan Scholarship Foundation ("HSF"). The foundation proposes a high school for scholarship recipients, where students and faculty would live on-site. The other proposed use for the land is professional office space.

The request proposes O-1 uses, rather than an O-P (planned office). The applicants propose restrictive covenants that, among other limitations, would specifically prohibit the use of the properties for residential development, other than the HSF academy's dormitories.

O-1 zoning, if approved, would allow for the full compliment of O-1 uses, and only the covenants, to which the City is not party, restrict uses on the subject sites. The agreement between the College and the HSF requires the academy to be operated on the parcel that currently features Hillcrest Hall, with the southern lot available for academy expansion or professional office uses. If, for some reason, the academy were to be closed or moved, the office uses, and not apartments, would be permitted by covenant for the northern lot.

The applicants and Public Works director have arrived at a mutually acceptable solution to the amount of right-of-way and/or street easements being dedicated per a future subdivision plat.

At its March 7, 2013, meeting, the Planning and Zoning Commission voted unanimously (8-0) to approve the rezoning request. The applicant and their representatives spoke in favor of the request as well as several members of the public. Letters of support from the East Campus and Benton-Stephens Neighborhood as well as other local business entities are included in the staff report. No one spoke in opposition to the request. Commissioner discussion indicated support for the proposed rezoning. Commissioners indicated that O-P (planned office) would have been the preferred zoning; however, believed that the requested O-1 classification with the deed restrictions was sufficient to protect adjacent property owners and was consistent with adjacent zoned and used lands.

A staff report, locator maps, correspondence, and meeting excerpts are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

Staff recommends approval of the final plat.

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/Epands 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 #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
MARCH 7, 2013**

SUMMARY

A request by Stephens College (property owner) and the Hagan Scholarship Foundation (contract purchaser) for rezoning from R-3 (medium density multiple-family dwelling) to O-1 (office). The 8.22-acre site is located north and south of Broadway at the Dorsey and Ripley intersections.

DISCUSSION

The applicants request rezoning for two sites that are currently part of the Stephens College campus, and are under contract to be sold to the Hagan Scholarship Foundation ("HSF"). The foundation proposes a high school for scholarship recipients, where students and faculty would live on-site. The other proposed use for the land is professional office space. A concurrent request for a master plan update for Stephens College (Case #13-17) is being considered in conjunction with this request.

The request proposes O-1 uses, rather than an O-P (planned office). The applicants propose restrictive covenants that, among other limitations, would specifically prohibit the use of the properties for residential development, other than the HSF academy's dormitories. Staff recommended a planned district as a better mechanism for these controls; however, the applicants indicated a strong preference to seek open zoning with private restrictions. The proposed academy would be permitted in the site's current R-3 zoning district.

The Commission should be aware that the O-1 zoning, if approved, would allow for the full compliment of O-1 uses, and only the covenants, to which the City is not party, restrict uses on the subject sites. The agreement between the College and the HSF requires the academy to be operated on the parcel that currently features Hillcrest Hall, with the southern lot available for academy expansion or professional office uses. If, for some reason, the academy were to be closed or moved, the office uses would be permitted by covenant for the northern lot.

Adjacent zones include R-3 to the north, west, and southwest (including the remainder of the Stephens campus), O-1 to the east for the Boone Hospital campus and other medical offices, and O-P on the northern half of the Boone Hospital Medical Park. The proposed O-1 zone is compatible with the surrounding zones and uses. Letters of support for the request from several individuals and groups, including the Benton-Stephens and East Campus Neighborhood Associations, have been submitted.

The rezoning request was reviewed by pertinent City staff and other agencies. Meetings were held between the applicants and staff in regard to right-of-way dedication and improvements that could occur along Broadway and the other streets bordering the properties. The applicants and Public Works director have arrived at a mutually acceptable solution to the amount of right-of-way and/or street easements being dedicated per a future subdivision plat.

STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning from R-3 to O-1.

Report prepared by ML

Approved by PRZ

SITE CHARACTERISTICS

Area (acres)	8.22
Topography	Varied
Vegetation	Open green spaces with scattered tree cover, buildings, parking lots
Watershed	Flat Branch, Hinkson

SITE HISTORY

Annexation date/ward	1906, Ward 6
Initial zoning	Apartment (equivalent to R-3)
Previous rezoning(s)	None
Metro 2020 Plan	City center
Existing structures	Stephens Auditorium, Natatorium, Hillcrest Hall, three residences
Existing zoning	R-3 (institutions permitted under R-1 regulations)

UTILITIES & SERVICES

Sanitary Sewer	All City of Columbia Services
Water	
Electric	
Fire Protection	

ACCESS

Broadway	Center of site
Major Roadway Plan classification	Major arterial
Capital Improvement Program projects	Description: Multiple street and sidewalk projects Cost: N/A Timeline:
Right-of-way needed	42.5-foot half-width provided by plat (plat is Academy Subdivision, case #13-26; to be heard at the March 21 meeting)

Walnut St.	North of site
Major Roadway Plan classification	Neighborhood collector
Capital Improvement Program projects	Description: None Cost: N/A
Right-of-way needed	5-foot ROW included on plat for 25-foot half-width; Public Works notes possible left-turn lane at William St. in future

Ripley St.	West of lot 1
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None Cost: N/A Timeline:
Right-of-way needed	20' half-width in place

Dorsey St.	West of lot 2
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None Cost: N/A Timeline:
Right-of-way needed	5-foot ROW included on plat for 25-foot half-width

William St.	East of site
Major Roadway Plan classification	Neighborhood collector
Capital Improvement Program projects	Description: Multiple street and sidewalk projects Cost: N/A Timeline:
Right-of-way needed	11-foot street easement included on plat for 30-foot half-width

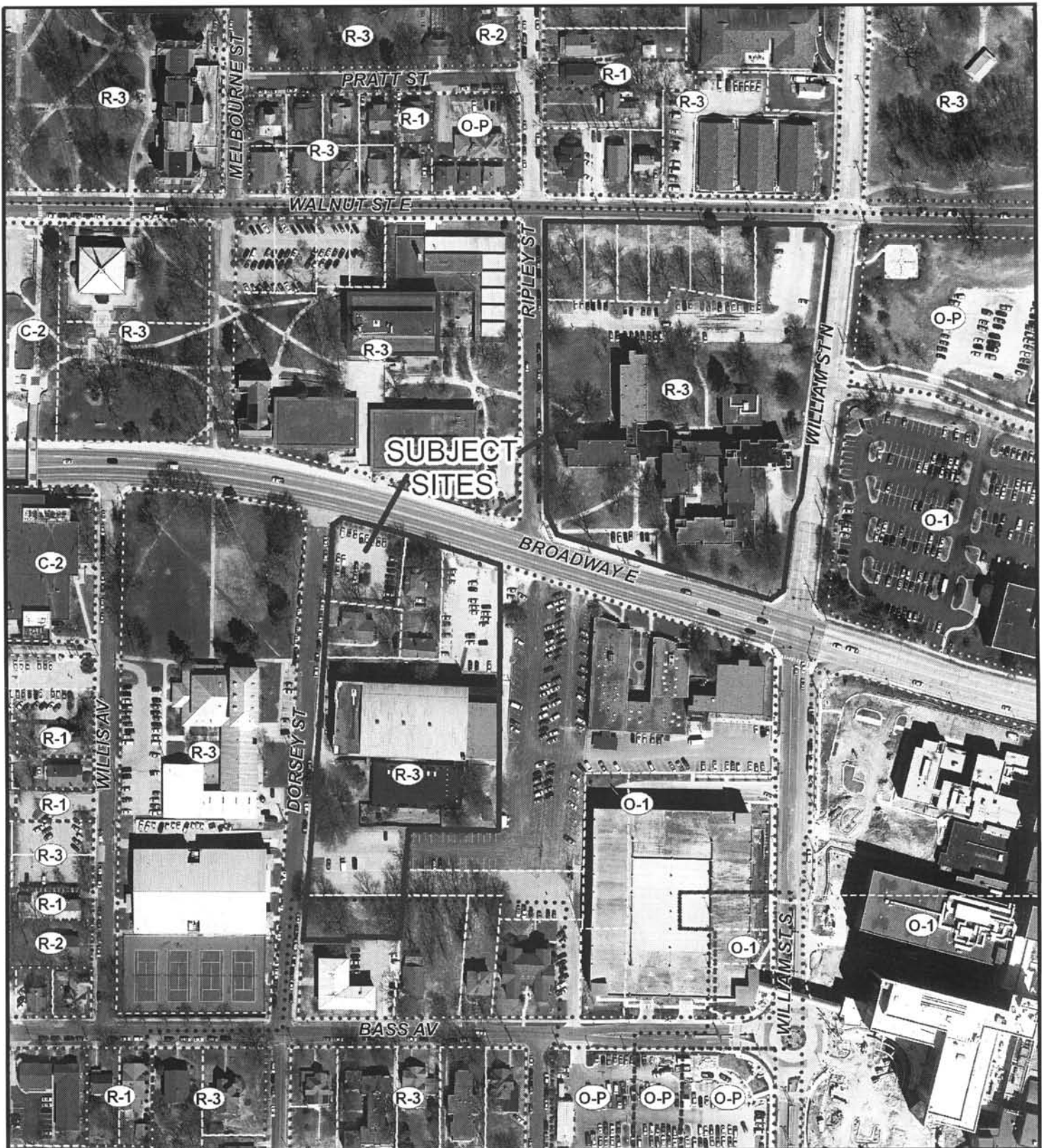
Pedestrian Access Needs	
Sidewalks	Installed in parts; needed in others
CATSO Bicycle/Pedestrian Network Plan	Broadway is a backbone/priority trail; Walnut is an urban trail/pedway

PARKS & RECREATION

Neighborhood Parks Plan	Lions-Stephens Park adjacent to north
Trails Plan	None
Trail easement(s)	None

PUBLIC NOTIFICATION

All property owners within 185 feet of the College and neighborhood associations within 1,000 feet were notified by postcard of a public information meeting, which was held on February 12, 2013. The meeting was attended by 12 people, including several from the College and Hagan Foundation, as well as media. Staff has received multiple letters of support for the accompanying rezoning request (attached) from the Benton-Stephens and East Campus Neighborhood Associations, as well as other parties.

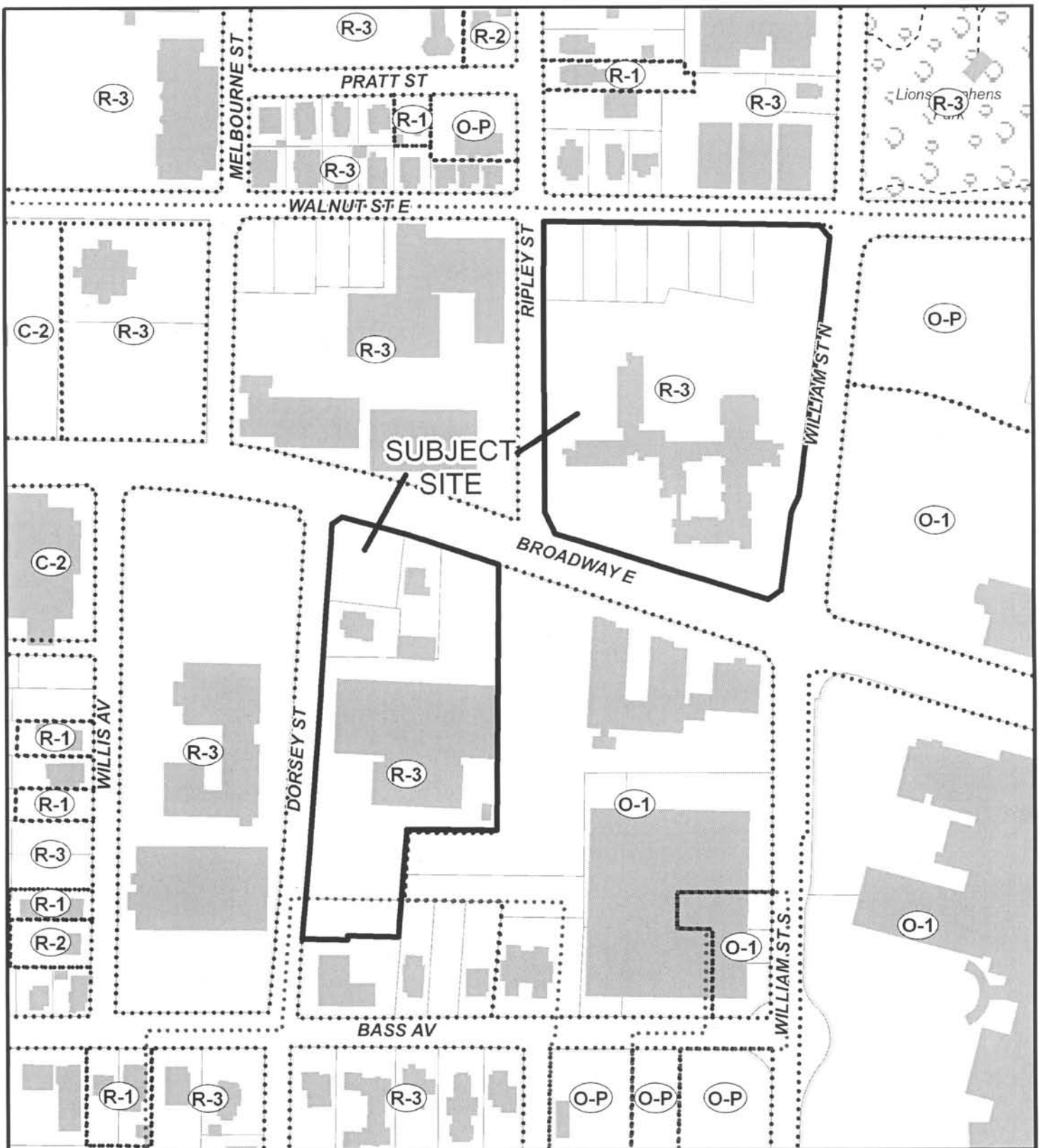


Case 13-16: Rezoning, R-3 to O-1
Stephens College/Hagan Scholarship Foundation



0 100 200 400
 Feet

1 inch = 200 feet



Case 13-16: Rezoning, R-3 to O-1
Stephens College/Hagan Scholarship Foundation



1 inch = 200 feet



BROWN, WILLBRAND, SIMON, POWELL & LEWIS, P.C.

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MARJORIE M. LEWIS

KAREN E. HAJICEK

MARY E. CARNAHAN

SENDER'S E-MAIL: bdsimon@bwsplaw.com

February 27, 2013

Honorable Doug Wheeler
Chairman, Planning & Zoning Commission
City of Columbia, Missouri
PO Box 6015
Columbia, MO 65205-6015

Honorable Commissioners of the Planning & Zoning Commission
City of Columbia, Missouri
PO Box 6015
Columbia, MO 65205-6015

Re: Application of Stephens College and Stephens College Endowment Foundation
and Hagan Scholarship Foundation for Rezoning of Property in Zoning District R-3 to Zoning
District O-1

Dear Chairman Wheeler and Honorable Commissioners:

I represent Hagan Scholarship Foundation ("the Hagan Foundation"). The Hagan Foundation has entered into a contingent/conditional contract to purchase from Stephens College and Stephens College Endowment Foundation (hereinafter collectively referred to as "Stephens") two parcels of land located on the north side and south side of East Broadway in Columbia, Missouri.

The land on the north side, sometimes referred to as "Tract A" or "the Hillcrest Site," is occupied by Hillcrest Hall, a very large residential facility of Stephens College, and it is owned by the Endowment Foundation. Property on the south side of Broadway, sometimes referred to as "Tract B" or "the Auditorium Site," is owned by Stephens College and is occupied by the now unused auditorium/assembly hall and natatorium of Stephens College, and some residential structures which have recently been acquired by the College.

Both tracts, Tract A, the Hillcrest Site, and Tract B, the Auditorium Site, are shown on that "Aerial View of Site" which is attached to this letter as Exhibit 1. Tract A, the Hillcrest Site, is

bounded on the south by East Broadway, and on the north by Walnut Street, and on the west by Ripley Street, and on the east by Williams Street. Tract B is bounded on the west by Dorsey Street, and on the north by East Broadway, and on the east by parking lots for Boone Hospital Center and a medical building that occupies the southwest corner of the intersection of Williams Street and Broadway.

The Hagan Foundation is a 501(c)(3) tax exempt, charitable foundation, of which Dan Hagan is the trustee.

For the reasons hereinafter set forth in this letter, the Hagan Foundation, joined by Stephens, is requesting that both tracts of real estate Tract A (the Hillcrest Site) and Tract B (the Auditorium Site) be rezoned from the current zoning classifications of Zoning District R-3, Multi-Family Residential, to Zoning District O-1, Office District. With the exception of the property of Stephens (the closest neighbor), the zoning of the most immediate neighboring land, which neighbors the property in question, is Zoning District O-1. The requested zoning, O-1, therefore, comports with the zoning of most of the neighboring property, excluding the property owned by Stephens. Stephens, of course, joins in this rezoning request and supports it.

The Hagan Foundation and Stephens request the rezoning for the reasons hereinafter set forth in this letter. Their contract for sale of the land is contingent upon rezoning of the property to District O-1.

WRITTEN PRESENTATION

We are submitting this letter to you as a written presentation of materials we believe pertain to the rezoning request, and which provide support for the request. We have taken the liberty of providing this presentation because the time limits applicable to public hearings before the Commission and City Council, and the circumstances of many public hearings, sometimes do not allow for a full presentation of all matters relevant to the applications for rezoning. Our hope, therefore, is that we can cover in this presentation matters that are relevant to and support our application for rezoning, thereby giving you an opportunity to consider these matters before the public hearing that is currently set for March 7, 2013.

If, in the course of reviewing this written presentation and its attachments, you have questions you would like to have answered, or issues you would like to have addressed, we would be happy to address them at the public hearing. It is our goal that by the end of the public hearing, all of your questions be answered, and any issues you might have be addressed.

It is our intention to have each of the following persons appear to respond to any question you might have or issue you might raise:

- Of course, the undersigned, myself;
- Ms. Dianne Lynch, president of Stephens College;
- Mr. Dan Hagan, trustee of the Hagan Foundation;
- Mr. Ron Shy of Allstate Consultants, engineer for this project;
- Mr. Mark Farnen, who has worked closely with the neighbors and neighborhood associations, as well as the Columbia Historic Preservation Commission.

**INFORMATION ABOUT THE HAGAN SCHOLARSHIP FOUNDATION AND THE
ACADEMY PROPOSED BY THE HAGAN FOUNDATION FOR THIS PROPERTY**

The Hagan Scholarship Foundation ("the Hagan Foundation") has been established, by Mr. Hagan, to provide academic, college scholarships, for high achieving students from rural counties who are in need of financial assistance to attend college. This foundation has assets valued in excess of \$60,000,000. The purpose of a Hagan Foundation Scholarship is to provide each scholarship recipient with the opportunity to obtain a four-year college education debt-free. Mandatory workshops also help recipients attain a practical understanding of important life skills, which may not be taught as a part of a school or college curriculum, such as Financial Management, Time Management, Study Strategies and Investing for Financial Security. Each scholarship recipient must contribute toward the cost of his or her education by working a minimum of 240 hours prior to the start of each academic year. The scholarship recipients are remarkable individuals. Last year, after the first year of college, the average scholarship recipient achieved a 3.74 GPA, worked 468 hours, and had earned 47 college credit hours (including high school advanced placement classes and dual enrollment credits).

The Hagan Foundation proposes to locate, initially, upon the Hillcrest Site, buildings and facilities for an Academy, the Hagan Scholarship Academy ("the Academy"). The Academy will be a private college preparatory school, for high achieving junior and senior year high school students, from rural counties, who aspire to obtain a college education. The eligibility criteria for these students will be similar to that for recipients of the Hagan Foundation's college scholarships. The students, and some of the faculty, and mentors (who will be drawn from the Hagan College Scholarship recipients) will live on campus. The purpose of the Academy is to provide to those students who meet criteria comparable to the criteria for the Hagan college scholarships a first class college preparatory education, while also obtaining advanced placement credits towards their college degrees. The students at the Academy will attend without charge. All expenses will be paid by the Hagan Foundation. In addition, the facilities of the Academy will, during summer months, be used for the summer workshops described above for the Hagan college scholarship recipients.

You can find more information about the Hagan Scholarship Foundation at www.hsfmo.org.

USE OF LAND

Both the Hillcrest Site and the Auditorium Site, are currently zoned R-3. Obviously, the primary permitted use within that Zoning District is multifamily residential. Stephens is, however, absolutely opposed to having more high-density residential housing located on or in the vicinity of the Stephens College campus. Stephens has required, therefore, as a condition of the contract for the sale of the land to the Hagan Foundation, that the deed contain a restrictive covenant, enforceable by Stephens, in substance requiring the following:

1. Requires that the Academy be built and opened for its operations on the Hillcrest Site, before any of the land is used for any other use;
2. Provides that none of the land can be used for any use other than the Academy, until the Academy is completed and opened on the Hillcrest Site;
3. Provides that if the Academy is opened for operation on the Hillcrest Site and all or part of the Auditorium Site is not required for Academy expansion purposes, then the Auditorium Site or such portions of the site can be used only for professional office uses;
4. Provides that if, for some unforeseen reason, the Academy is closed on the Hillcrest Site, then the Hillcrest Site can also be used for the administrative offices of the Hagan Foundation or other professional office uses;
5. Bars use of the land for residential purposes (including for multifamily housing), except that the residential facilities for the Academy students, and some of its faculty and mentors, can be placed and will be placed on the land, and during summer months, attendees of the workshops described above will use those living quarters, and will be provided with board and dining services as well.

If the Hagan Foundation purchases the land during calendar year 2013, Hillcrest Hall will be razed, the Stephens Auditorium Assembly Hall and Natatorium will be razed, and the residential structures on the Auditorium Site will be razed. The plan is to construct the Academy (the classrooms and instructional buildings, the gymnasium, dining facilities, library, laboratory facilities and other facilities) on the Hillcrest Site during calendar years 2014 and 2015, with the Academy to open in the fall of 2015. With the exception of some existing parking areas on the Auditorium Site, which will be used for overflow parking for workshops, if needed, the remainder of the Auditorium Site will initially be kept as green space, until a decision is made whether the Academy facilities will be expanded to the Auditorium Site. If such an expansion occurs, then it is anticipated that a pedestrian overpass will be built over Broadway for the safe passage of Academy students from one side to the other.

WHY REQUEST FOR REZONING FROM R-3 TO O-1

The current zoning would allow the placement of the Academy within land located within Zoning District R-3. However, and while the intention is to use the land for the Academy, prudence requires that the Hagan Foundation's substantial investment in the land not be

automatically rendered valueless by the restrictive covenant required by Stephens (which prevents any of the land being used for multifamily residential purposes and would render the land useless and valueless if it is kept in Zoning District R-3) if:

1. Any part of the Auditorium Site is unnecessary for expansion of the Academy's facilities; or
2. For some reason, in the unforeseen future, the Academy is closed or moved from the Hillcrest Site.

In order to prudently protect some value for its substantial investment in the land, the Hagan Foundation requests that the land be rezoned from Zoning District R-3 to Zoning District O-1. This would permit, under the circumstances described above, that the part of the land not used, or no longer used, for the Academy may be used for professional office building purposes. The only use permitted under Stephens' required restrictive covenant, would be professional office buildings, a use which is compatible with the campus and with the other neighborhoods and users in the area.

TRAFFIC AND INFRASTRUCTURE MATTERS

The land is being replatted. A subdivision plat for the land is making its way through the official City process. Stephens and the Hagan Foundation, with their engineer, Ron Shy, have been engaged in extensive discussions with the City Public Works Director and the City planning staff, about this plat. The plat will provide for the dedication of some additional public street right-of-way, and will provide for fewer vehicular entrances from Broadway than currently exist. Traffic flow and traffic requirements, both for the public and the Academy and other potential users of the land are, therefore, being considered, planned and dealt with through the planning and engineering process. The traffic generated by the Academy will actually be substantially reduced below the impact that could be generated by the existing buildings on the land or what could be constructed with the current open zoning. The traffic impacts are described on Exhibit 2, which is attached to this letter.

The traffic impacts, the locations of vehicular accesses and egresses, and other public infrastructure matters are, therefore, being dealt with through the platting process, as described above.

WHY THIS SITE FOR THE ACADEMY?

Private academies, such as the Academy described in this letter, are typically constructed on a very large acreage, of amounts varying between 30 and 500 acres. These large acreages are generally required in order to insure the privacy and security of the academy and its students, and the ability of an academy to create its own environment. The Hagan Foundation has given strong consideration to the location of the Academy on large tracts situated on the outskirts of Columbia, or outside of the Columbia city limits and, if it cannot acquire the land from Stephens under its

contingent contract, it may again look to such a non-urban site. The Hillcrest and Auditorium Sites have been determined to be a preferred site for the Academy, however, for the following reasons:

1. The site is next to Stephens College, most of the students of which are young women; two-thirds of the Hagan Scholarship recipients are young women;
2. The Academy's students can take elective classes at Stephens College, Columbia College and UMC, all of which are in the immediate vicinity;
3. The Academy's students can perform volunteer work at, and can job shadow professionals at, Boone Hospital;
4. The Academy's students can walk to downtown Columbia, Columbia College and UMC (students will not be allowed to bring vehicles to Columbia), and this location also has easy access to public transportation;
5. The Academy is near the Stephens Lake Park, the Stephens Stables and Columbia Country Club, all of which provide excellent recreational opportunities for the Academy's students;
6. Parents of the Academy's students will be receptive to having their child attend the Academy on this site for the following reasons:
 - a. The students will be living in a nice and safe environment;
 - b. Students will be able to receive a better education than they would receive at their current school;
 - c. The students will be exposed to positive life experiences during their stay in Columbia, both through their exposure to downtown Columbia and their exposure to Stephens College, Columbia College, UMC, the recreational facilities described above, and the many cultural and recreational facilities and opportunities which are available for Columbia residents.

For these reasons, the urban site before you in this rezoning matter is the preferred site for the Academy. We also believe that the Academy will be compatible with its closest neighbor, Stephens College, and all of its other neighbors, will help buffer and protect Stephens College, the Benton-Stephens neighborhood, and the East Campus neighborhood, will help provide additional stability for, and a quality environment for, downtown Columbia, and will prevent the additional urban sprawl that would occur if the Academy is located on the outskirts of town. The Academy will bring good, high-quality young people to Columbia, who may decide to stay in Columbia and finish their education, and perhaps even become permanent residents of Columbia. The Academy will also provide good employment opportunities for high-quality faculty and staff. We

respectfully submit, therefore, that locating the Academy on this urban site will prove to be beneficial, not just for students and faculty of the Academy, but for the Columbia community as a whole.

NEIGHBORHOOD SUPPORT

Dan Hagan, trustee of the Hagan Foundation, Dianne Lynch, Stephens' president, and Mark Farnen, have met with neighbors and the surrounding neighborhood associations. The two neighborhood associations representing neighborhoods that abut the land are the Benton-Stephens Community Association and the East Campus Neighborhood Association. Both associations have issued a letter in support of the project and the rezoning application, copies of which are attached to this letter as **Exhibit 3** and **Exhibit 4**, respectively.

There is no known neighborhood opposition.

PUBLIC SUPPORT

There is substantial public support for the Academy and the Foundation, some of which is evidenced by letters of support from Dr. Gary L. Smith and Dr. Bruce Walker, both of whom serve as volunteers, for the screening of applicants for the Hagan Foundation college scholarships. Their letters are attached to this letter as **Exhibits 5 and 6**, respectively.

We believe that the community is solidly behind this project, and respectfully request that the Commission and Council support this project for the benefit of many young people and the City of Columbia as a whole.

QUESTIONS YOU MIGHT HAVE

It is impossible for us to anticipate just what questions you may have about this project. However, in anticipation of some questions that have not been previously addressed but may arise, we state as follows:

1. **Why not ask for placement of the land in Zoning District O-P, Planned Office District?** As the commissioners know, the current zoning of this property is open zoning, and the zoning of the properties surrounding this are also mainly open zoning, so it makes sense to keep this property open zoning. In addition, placement of land in planned zoning districts places very substantial burdens, expense and time constraints on the property owner. The planning process for developing and obtaining approval of development plans is burdensome and expensive. It is also quite time consuming, because of the regulatory review requirements, and the requirements for at least two public hearings. The burden and expense of a planned zoning should be imposed upon an applicant only when there is substantial cause for the imposition of such expense and burden. No such cause for the imposition of such expense and burden exists in this matter for the following reasons:

A. Restrictions on Use. One of the main reasons for imposing a planned zone on property is to provide for restrictions on uses of the property. In this instance, however, the relevant restrictions on land use do not need to be imposed by a City ordinance. Rather, the land use restrictions are imposed by Stephens' requirement for the restrictive covenant, which is described above in this letter. This very restrictive covenant restricts the use of the property, and as evidenced by the letters submitted in support of this project, is acceptable to the neighbors around this land. While it is true that private restrictive covenants are not publicly enforceable by the City, the parties to those covenants can enforce them. In this particular instance, the relevant covenant is not a covenant between two transient parties. Rather, in this particular instance, the benefitted party, the enforcing party, Stephens College, is the second oldest women's college in the United States. Stephens has been here for many years and is going to be here for many more years and has a strong interest in enforcing this covenant and protecting its campus and environment, and therefore will enforce this covenant. A need to restrict use through planned zoning is not present in this case.

B. Traffic and Infrastructure. Another reason to require planned zoning is to provide for a requirement for approval of plans for vehicular entrances and exits to, and traffic flow in, to, and around the proposed development. These matters are already being dealt with by way of the platting process described above, which is dealing with public way requirements, location and number of vehicular access and entrances, and other traffic issues. The Academy's students cannot have cars. The need for planned zoning to deal with traffic flow issues is not present in this case.

C. Neighboring Properties are Located Within the Same or Compatible Zoning Districts. As shown on **Exhibit 7**, most, if not all of the properties bordering the property in question, on the east, are located in Zoning District O-1. These properties contain Boone Hospital Center and its related facilities, and professional medical office buildings. These are the same alternate uses which would be allowable for any part of the land that is not used for the Academy. Property to the west, all of which is owned by Stephens College, is located within Zoning District R-3, and obviously the College supports this rezoning request. The College feels comfortable with Zoning District O-1. Zoning District O-1 has always been viewed as a zoning district that is transitional between residential uses and zoning for more intense uses. An O-1 zoning provides for a reasonable transition from R-3 zoning, which will continue to exist to the west.

D. College's Comfort Level. The College's president, Dianne Lynch, has engaged in numerous negotiations and discussions with Dan Hagan, the Hagan Foundation's trustee, over the past year. She would tell you that she feels every comfort, huge comfort, that Mr. Hagan will cause the Academy and its facilities to be developed in a very high quality manner, which is completely compatible with Stephens College. Stephens College, therefore, sees no reason to require the imposition of the planned zoning requirements.

E. Plans. The applicants provide the following statement regarding their plans on the Hillcrest Site:

"The Academy will have an interior courtyard. This will be accomplished by constructing buildings around the perimeter of the site and the installation of a wrought iron fence around the perimeter of the site to provide both a high quality aesthetic appearance and site security. The buildings will be constructed using high quality materials. The finished look of the buildings will be similar to buildings constructed at a high quality college or university. Buildings will include an administrative/classroom building; dining/student activities building; dormitory building; and a gymnasium/recreational building. The administrative building will face Broadway. Broadway access is important since the administrative building will be the face of the Academy. A small parking lot, off Broadway, will be used solely by faculty, staff and visitors. Students will not be allowed to bring vehicles to Columbia. If the facilities are expanded to the Auditorium Site, then it is intended that an overpass will be constructed over Broadway to provide for safe student access to and from both sites."

F. Other Regulatory Ordinance Requirements Apply. The City Council has, in recent years, adopted a number of regulatory ordinances, that apply to this land, regardless of its Zoning District. For example, the City's stormwater regulations apply to this property, whether it is zoned R-3, O-1, or O-P, or has any other zoning. It is not necessary that land be placed in a planned zoning district in order to provide stormwater protection and the protection of other City regulatory ordinances.

G. Property is Already Zoned for an Intense Use. The property is already located in an open zoning district, R-3. It can be used for a number of very intense uses, up to and included multifamily housing, apartment houses, fraternity houses, boarding houses and further including, of course, student apartment houses. Each of the uses for this property, which are already permitted, would be an intense use. Placing this property in Zoning District O-1, a usual and customary transitional zoning district, does not substantially increase the risk of more intense uses of the property, particularly when the proposed restrictive covenant is considered.

3. Known Opposition. There is no known opposition to this application. Every effort has been made to meet with neighbors and the appropriate neighborhood associations. None of those who have attended the meetings have expressed opposition to the project or the application, and many have expressed strong support for the project and the application for rezoning of the property.

4. Historic Preservation Commission. While the Historic Preservation Commission has no role in the zoning process, we recognize that it may have some interest in the associated matter of the application for and issuance of demolition permits for the removal of all of the existing buildings on the land. All of these buildings are slated for removal during calendar year 2013. Representatives of the Hagan Foundation and Stephens have, therefore, already met with members of the Historic Preservation Commission to advise them as to the nature and scope of the project and ascertain the nature of any concerns they may have. When it is appropriate that the Historic Preservation Commission is again involved with this project because applications for demolition permits are submitted, representatives of Stephens and the Hagan Foundation will be more than happy to again meet with the Historic Preservation Commission and to listen to and discuss with them any concerns they might have. Members of the Historic Preservation Commission have previously been granted access to the buildings involved in this project and have toured the facilities.


RESPECTFUL REQUEST FOR SUPPORT

It is respectfully requested that the Commission recommend approval of the requested rezoning from Zoning District R-3 to Zoning District O-1.

As noted above, we are hopeful that if you have questions or concerns about our application, you will raise those with our witnesses, who will present testimony at the March 7 hearing, so that we may address any such questions and concerns.

Thank you for your kind and courteous attention to these matters.

Respectfully submitted:

By: 
B. Daniel Simon, Mo. Bar No. 20248
BROWN, WILLBRAND, SIMON, POWELL & LEWIS, PC
601 E. Broadway, Suite 203
P.O. Box 1304
Columbia, MO 65205-1304
Phone: (573) 442-3181 Fax: (573) 874-3796
e-mail: bdsimon@bwsplaw.com

cc: Matthew Lepke
Pat Zenner
Dan Hagan
Dianne Lynch
Mark Farnen
Ron Shy
Lindi Overton

Page 11

Phebe La Mar

Enclosures:

Exhibit 1 - Aerial view of site

Exhibit 2 - Traffic impact

Exhibit 3 - Benton-Stephens Community Association letter

Exhibit 4 - East Campus Neighborhood Association letter

Exhibit 5 - Smith letter

Exhibit 6 - Walker letter

Exhibit 7 - Zoning map

Aerial view of site



EXHIBIT 1

Hagan Scholarship Academy = Reduced Traffic

Hillcrest Site

1. Current Dormitory Capacity: 177 students
2. Proposed Use: Hagan Scholarship Academy
Initial enrollment limited to 50 to 60 students + 15 faculty, staff, and mentors
Will be designed to accommodate a maximum of 100 students
2. Currently R-3 Zoning Density
 $4.81 \text{ acres} \times 17.4 (43,560 / 7,500 \text{ family}) = 83.69 \text{ units} \times 4 \text{ beds} = 334 \text{ beds}$
3. Comparisons:
Proposed Density vs. Current Use: $75 / 177 = 42\% \text{ of current density}$
Proposed Density vs. Current Zoning Density: $75 / 334 = 22\% \text{ of allowable density}$
4. Broadway Access
Currently two access drives off Broadway
Academy requires one drive to access a small parking lot for faculty, staff, and visitors
Students will not be allowed to bring vehicles to Columbia

Auditorium Site

1. Current Use:
Large Auditorium/Natatorium 60,000 + finished feet
Auditorium seats 2,400 people
Three Houses
2. Proposed Use:
Hagan Academy - Up to 50 additional students + 10 faculty, staff, and mentors; or
Professional Office Building
2. Currently R-3 Zoning Density
 $3.88 \text{ acres} \times 17.4 (43,560 / 7,500 \text{ family}) = 67.51 \text{ units} \times 4 \text{ beds} = 270 \text{ beds}$
3. Comparisons:
Proposed Density vs. Current Zoning Density: $60 / 270 = 23\% \text{ of allowable density}$
4. Broadway Access
Currently two access drives off Broadway
Office Building use requires one drive to access parking

Benton-Stephens Community Association

January 27, 2013

City of Columbia
701 E. Broadway
Columbia, MO 65201

Re: HAGAN ACADEMY

Dear Mr. Mayor, Councilpersons, , Chair and Members of the Planning and Zoning Commission, and Department of Planning and Community Development:

We, the Benton-Stephens Community Association, would like to offer this statement in support of the Hagan Academy and its request to rezone 8.22 acres from R-3 zoning to O-1 zoning for the purpose of constructing Hagan Academy. We believe the Academy will be a welcome and meaningful addition to our neighborhood providing Columbia with talented and high-achieving youth from across the Midwest for many years to come.

On the evening of December 18, 2012, the Benton-Stephens Community Association voted overwhelmingly in support of the project and the request for rezoning. Many in attendance shared the sentiment that the Academy will benefit not only the youth selected to attend, but also the City of Columbia, its community members, and local businesses. Mr. Dan Hagan's charitable foundation is a generous and exemplary project that deserves praise for its dedication to helping rural young people reach their academic potential.

Therefore, we encourage your support for the Academy and the rezoning of the property. If you have questions, please contact Kip Kendrick, President of Benton-Stephens Community Association by phone (573-823-7256) or email (kip.kendrick@gmail.com).

Respectfully submitted,



Kip Kendrick
President
Benton-Stephens Community Association

February 8, 2013

To: Mayor and City Council, City of Columbia, MO

Chair and Members, Planning and Zoning Commission, City of Columbia, MO,

Department of Planning and Community Development, City of Columbia, MO,

From: East Campus Neighborhood Association

The East Campus Neighborhood Association would like to express our informed support for the Hagan Academy Project presented to us by Stephens College President Diane Lynch, Dan Hagan of the Hagan Scholarship Foundation and Mark Farnen, at a neighborhood meeting January 10. While only a few of us were able to attend the meeting, our detailed notes and impressions from the meeting were distributed by email distribution list to dozens of additional neighbors, none of whom expressed objections to the plans.

The East Campus Neighborhood Association supports the Hagan Academy project, contingent on retaining the deed restrictions to use of the land either for the Academy or for professional offices. We agree with Stephens College that the Hagan Academy project exemplifies good long-term thinking about the character of the East Campus neighborhood. It is not as high-density as other legally allowed uses for this property and as such, will help create and maintain a long-term "transition zone" between the residential East Campus neighborhood and the Columbia downtown west of College Avenue.

We look forward to welcoming a group of academically driven young people into our neighborhood; we are in full agreement with the Hagan Scholarship Foundation that selecting an urban site for the school will provide these rural students with a culturally rich environment in which student-owned cars can reasonably be prohibited. We anticipate good communication with the Academy's administration and students in order to maintain neighborly relations and maximize opportunities for students.

We laud Mr. Hagan's past efforts in the direction of going "above and beyond code" in the areas of wall thickness, increased insulation and high quality street construction, as exemplified in his Broadway Village project 30 years ago, and we support the developer's efforts to make this project similarly future-oriented, going beyond code requirements to incorporate environmentally sound design principles such as some of those laid out by the Smart Communities Network: <http://www.smartcommunities.ncat.org/buildings/gbprinc.shtml>. Columbia's Sustainability Manager lives in East Campus and will be happy to provide any assistance her office can bring to bear toward incorporating sound environmental science into the buildings and landscaping.

Thank you for all you do to preserve neighborhood integrity and sustainable growth in Boone County.

Janet Hammen

President

East Campus Neighborhood Association

"EXHIBIT

4



FLAGSHIP COUNCIL

33 East Broadway, Suite 200
Columbia, Missouri 65203

573-256-3106

Dr. Gary L. Smith
316 Rothwell Dr.
Columbia, MO 65203

To: Mayor and City Council, City of Columbia, Missouri
Chair and Members, Planning and Zoning Commission, City of Columbia, Missouri
Department of Planning and Community Development, City of Columbia, Missouri

[Subject: Hagan Scholarship Foundation]

I have been involved with Dan Hagan and the Hagan Scholarship Foundation since before the first class of scholars was selected. It is truly a program with unbelievable potential. The scholarships funded by the Foundation have made it possible for very bright young people to pursue a college education.

In many cases these young scholars would never have been able to afford a university education because of the home situation. The scholarship program has already changed so many of these young people. I observed the first year class during interviews to be shy and not very assertive. After only one year they came to the summer workshop confident, with good eye contact, a strong voice and very goal-oriented. Truly a life changing experience!

The Hagan Foundation, a very financially viable funding source, has made this scholarship program possible. It is a unique program that can and will benefit many young people and also the city of Columbia by virtue of where the Foundation is located.

The purpose of the academy is a logical extension of the scholarship program and adds another dimension to the array of educational offerings in Columbia, an educational mecca. I am proud to be associated with Dan Hagan and the Hagan Scholarship Foundation in the development and delivery of such an outstanding enterprise.

Sincerely,

Gary L. Smith
Director Emeritus
University of Missouri

EXHIBIT

5

BOARD OF DIRECTORS

Morris Burger, California • Doug Crews, Columbia • Jay Dade, Rogersville, PAC Chair • Charles Diggs, Jr., Columbia • Dave Griggs, Columbia, Chair • Stephen Hamilton, St. Joseph • Don Landers, Columbia • Clyde Lear, Jefferson City • Jeffrey MacLellan, Columbia • Richard Mendenhall, Columbia • Richard Miller, Columbia • Alexia Norris, Kansas City • Tom Payne, Columbia • Melodie Powell, Kansas City • David Shorr, Jefferson City • Jean Snider, Harrisonville • James C. Sterling, Columbia • Jerry Taylor, Columbia • Ed Turner, Chillicothe • Kurt Voss, Washington • Ron Wood, Belton • Jim Yemm, St. Louis
Honorary Members: Thomas Atkins, Columbia • John Cook, Cape Girardeau • Richard Wallace, Chancellor Emeritus Ex-Officio: President, Mizzou Alumni Association • Chair, Mizzou Legislative Network

January 25, 2012

Mayor and City Council, City of Columbia, Missouri
Chair and Members, Planning and Zoning Commission, City of Columbia, Missouri
Department of Planning and Community Development, City of Columbia, Missouri

Dear public officials:

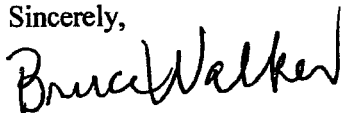
I write in support of the rezoning request submitted by Dan Hagan in relation to his intent to establish a new high school, the Hagan Scholarship Academy, on land he purchased from Stephens College. I have been involved as a volunteer with Mr. Hagan's other project, his scholarships program, for two years. I have come to know Mr. Hagan fairly well as I have assisted him in screening hundreds of applicants, interviewing finalists, and selecting 90 scholarship recipients to date.

Based on working with him, I know that Mr. Hagan is committed to improving the lives of young people who live in rural counties, desire to attend college, and have the credentials to indicate a high likelihood of success but who need financial support to help them do this. In my opinion, Hagan Scholarships are providing high-school graduates with an opportunity they might not otherwise have – that is, attending a college or university of their choice and having a chance to graduate from college debt-free.

The Hagan Scholarship Academy is an extension of the scholarships program. It will provide a different type of opportunity to students with similar attributes to the scholarship recipients but two years earlier in their educational endeavors. In my judgment, Mr. Hagan is committed to high quality in everything he does. Thus I am confident that the students selected to attend the Hagan Scholarship Academy will receive an outstanding in-class education plus a variety of personal-enrichment and professional-development opportunities outside the classroom. For these students, attending this high school will be a positive, perhaps life-changing, experience.

I view the new high school as a "win-win-win" situation. Stephens College will have a wonderful, compatible neighbor in the form of a small, top-quality high school with visually attractive, highly functional buildings. The students certainly will benefit as they complete the last two years of high school before moving on to college. Finally, and also important, the city of Columbia will benefit by having another fine educational institution as well as having new jobs from the construction of the school's buildings and then the ongoing operations of the Hagan Scholarship Academy.

Sincerely,

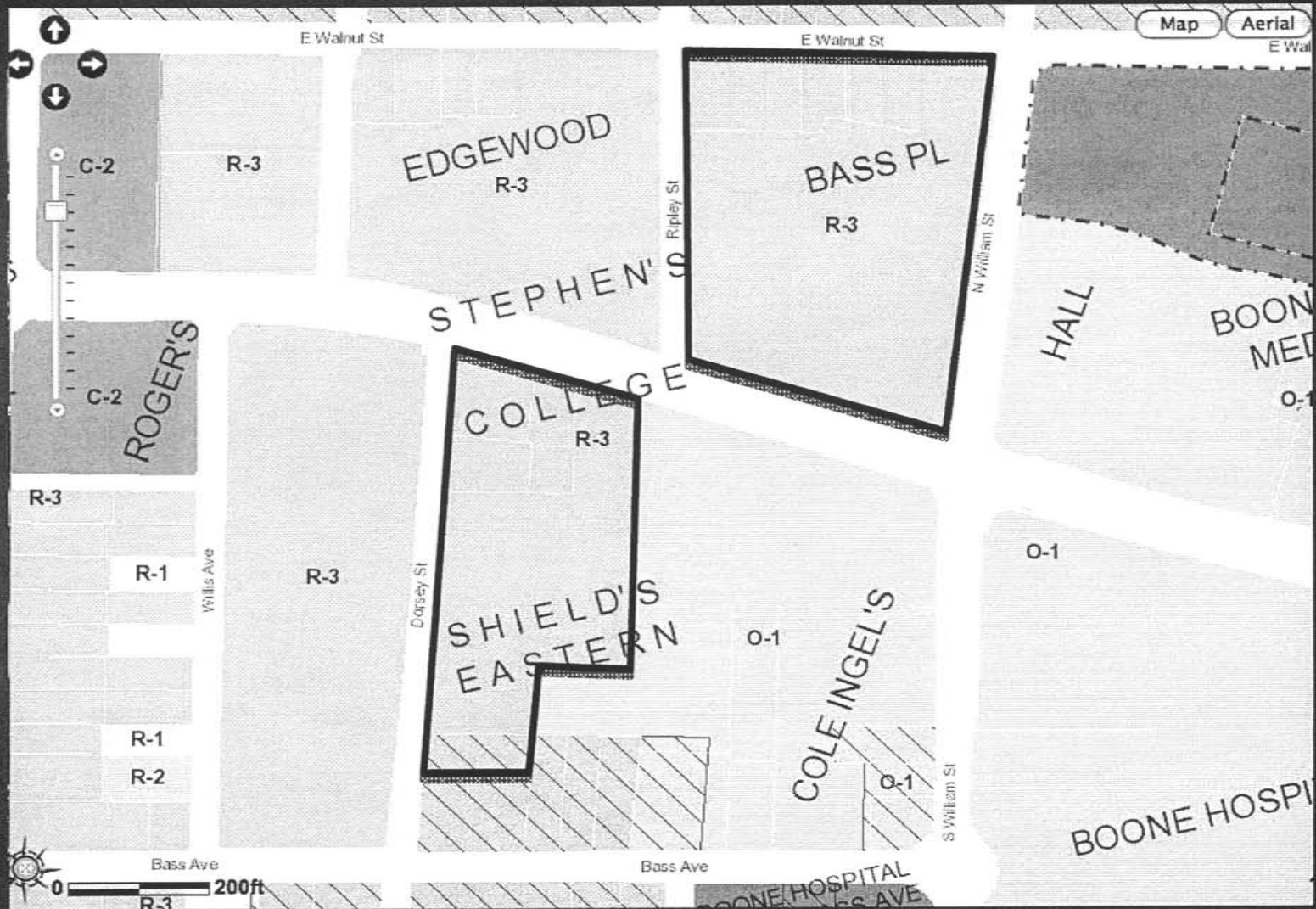


Bruce J. Walker
6013 Dornagh Ct.
Columbia, MO 65203

"EXHIBIT

6

Current Zoning



EXHIBIT

7

February 8, 2013

To: Mayor and City Council, City of Columbia, MO

Chair and Members, Planning and Zoning Commission, City of Columbia, MO,

Department of Planning and Community Development, City of Columbia, MO,

From: East Campus Neighborhood Association

The East Campus Neighborhood Association would like to express our informed support for the Hagan Academy Project presented to us by Stephens College President Diane Lynch, Dan Hagan of the Hagan Scholarship Foundation and Mark Farnen, at a neighborhood meeting January 10. While only a few of us were able to attend the meeting, our detailed notes and impressions from the meeting were distributed by email distribution list to dozens of additional neighbors, none of whom expressed objections to the plans.

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We look forward to welcoming a group of academically driven young people into our neighborhood; we are in full agreement with the Hagan Scholarship Foundation that selecting an urban site for the school will provide these rural students with a culturally rich environment in which student-owned cars can reasonably be prohibited. We anticipate good communication with the Academy's administration and students in order to maintain neighborly relations and maximize opportunities for students.

We laud Mr. Hagan's past efforts in the direction of going "above and beyond code" in the areas of wall thickness, increased insulation and high quality street construction, as exemplified in his Broadway Village project 30 years ago, and we support the developer's efforts to make this project similarly future-oriented, going beyond code requirements to incorporate environmentally sound design principles such as some of those laid out by the Smart Communities Network: <http://www.smartcommunities.ncat.org/buildings/gbprinc.shtml> . Columbia's Sustainability Manager lives in East Campus and will be happy to provide any assistance her office can bring to bear toward incorporating sound environmental science into the buildings and landscaping.

Thank you for all you do to preserve neighborhood integrity and sustainable growth in Boone County.

Janet Hammen

President

East Campus Neighborhood Association

January 31, 2013

Ms. Diane Lynch
President
Stephens College
1200 E. Broadway
Columbia, MO 65201

Re: Hagan Foundation

Dear Diane:

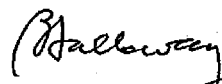
Several decades ago, my parents booted me from our rural nest and sent me off to college. I landed in Columbia as a naïve teenager with the aspiration to attain a college education and pursue a career in the financial industry. Surprisingly, it worked out. Fortunately, my parents provided me the moral and financial support to achieve my goals.

Columbia is an education mecca, and Mr. Hagan's concept of an academy for youth in the central part of our City is a generous and honorable undertaking. He has invested many years of his time and resources to develop the Hagan Foundation. It is designed to provide the financial support and learning environment for talented and dedicated youth to pursue their dreams. Mr. Hagan, like many of us, came from a rural environment, and unfortunately, some youth do not have the financial resources or support to make the next step towards opportunities to challenge their true abilities.

The Auditorium Building and Hillcrest Hall on the Stephens campus have served their purpose and now are obsolete. In addition, these assets are resources the College can use to focus on maintaining and improving the core campus to right-size the institution for the future. Mr. Hagan's Academy will bring new life to the area and build on the already distinguished education environment in Columbia.

I totally support the sale of the Stephens College properties to the Hagan Foundation, as well as any city zoning changes required to allow the plans for this area to come to fruition. The community should also support and respect this well thought-out and compatible blueprint for this area of Columbia.

Respectfully,



A. Ben Galloway
Former Saline County, Missouri Resident
and Trustee of the Stephens College Foundation



Commerce Bank

901 East Broadway
Post Office Box 1677
Columbia Missouri 65205-1677
(573) 886-5200

January 30, 2013

Columbia City Council
Columbia Planning and Zoning Commission
City of Columbia
701 E Broadway
P.O. Box 6015
Columbia, MO 65205

Dear Colleagues :


I am writing in strong support of the planned sale of two properties, Hillcrest Hall and the Auditorium, by Stephens College to Dan Hagan. As a native of Columbia; as a Stephens alumna; and also as a trustee of Stephens College, I believe the sale is good for the college and the Academy will fit very well with the surrounding neighborhood community.

I currently serve as the chair of the board of trustees and I am very proud of the history and significance of Stephens College to the Columbia community. During the years I've served on the board we completed the beautiful renovation of Lela Raney Wood Hall, restored the historic Columbia and Wood residence halls and updated numerous classrooms and student areas on campus. Our president, Dr. Dianne Lynch, has implemented very prudent and sound budget practices, and as a result, we have been able to invest in our physical campus and also the programs we offer.

Several months ago Dr. Lynch and I were contacted by a buyer interested in Hillcrest Hall and the Auditorium property to build student housing. Although the board had not talked about selling these two properties, and the proposal was unsolicited, we felt an obligation to take this information back to the trustees for review. The trustees understood that both of these properties were no longer needed for our programs and that they represented a significant and ongoing cost because of the maintenance and upkeep of these large structures. As such, the trustees felt it was the board's responsibility to complete our due diligence and determine the market value of the properties. During this same time period we were approached by several other interested parties, including Dan Hagan. When the trustees heard of Mr. Hagan's plans for the academy, the board became very enthusiastic about moving forward on the sale.

We appreciate your support of the sale and request for replatting of these two properties. We look forward to having Mr. Hagan and his Academy as our new neighbor as it complements the mission of Stephens College while it preserves the look and feel of our campus.

Sincerely,


Teresa Rouse Maledy

President & CEO

Central Missouri Region



FLAGSHIP COUNCIL

smithg@flagshipcouncil.com

33 East Broadway, Suite 200
Columbia, Missouri 65203

573-256-3106

Dr. Gary L. Smith
316 Rothwell Dr.
Columbia, MO 65203

To: Mayor and City Council, City of Columbia, Missouri
Chair and Members, Planning and Zoning Commission, City of Columbia, Missouri
Department of Planning and Community Development, City of Columbia, Missouri

[Subject: Hagan Scholarship Foundation]

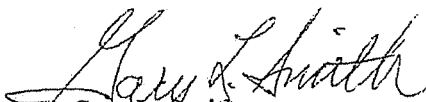
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Sincerely,


Gary L. Smith
Director Emeritus
University of Missouri

BOARD OF DIRECTORS

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Honorary Members: Thomas Atkins, Columbia • John Cook, Cape Girardeau • Richard Wallace, Chancellor Emeritus Ex-Officio: President, Mizzou Alumni Association • Chair, Mizzou Legislative Network

January 25, 2012

Mayor and City Council, City of Columbia, Missouri
Chair and Members, Planning and Zoning Commission, City of Columbia, Missouri
Department of Planning and Community Development, City of Columbia, Missouri

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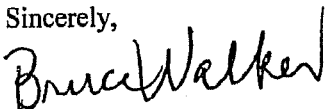
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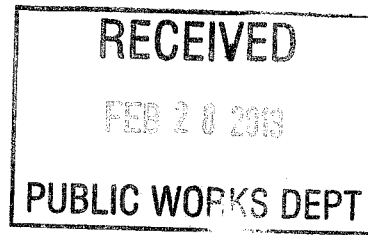


Bruce J. Walker
6013 Dornagh Ct.
Columbia, MO 65203



Boone Hospital Center

Choose Excellence. Choose Boone.



1600 East Broadway
Columbia, Missouri 65201
www.boone.org
573-815-8000

February 25, 2013

Mr. John Glascock
Department of Planning and Community Development
City of Columbia
701 E. Broadway
P.O. Box 6015
Columbia, MO 65205

Dear Mr. Glascock:

I am writing in support of the Hagan Scholarship Foundation's future plans for establishment of an academy on the present Stephens College property.

The academy would continue the enhancements that have been made over the last few years along Broadway. Mr. Hagan has gone to great lengths to ensure his academy's structure and design are compatible with the surrounding facilities. We believe this academy will represent a connection between the local neighborhood and community at large.

The Hagan Scholarship Foundation will establish an extraordinarily educational opportunity for high-achieving students from around the Midwest. Columbia has always been the mecca for education and this academy represents another landmark to further the education mission of our community. With funding in place and a local developer involvement, this is a win for Columbia and all future students.

I would encourage the City of Columbia to partner with the Hagan Scholarship Foundation and approve the rezoning request as submitted.

Sincerely yours,

Randy M. Morrow
Interim President

Boone County National Bank



February 27, 2013

City of Columbia
Planning and Zoning Commission
P.O. Box 6015
Columbia, MO 65205

Commissioners:

The Boone County National Bank Board of Directors has requested me to write you on their behalf in support of the rezoning request sought by Dan Hagan and Stephens College. The board believes that the change of zoning from R-3 to the proposed O-1 is consistent with good planning for the area.

In addition, although the board recognizes that O-1 zoning does not require formal plan approval, it appreciates the fact that Stephens College consistently develops a long-range campus plan that includes significant community input. A positive vote in support of this zoning change will make a positive difference to the development of this area.

On behalf of the board, I thank you for your consideration.

Sincerely,

Steve Erdel,
Chairman of the Board

Stephen E. Erdel
President & CEO

Boone County National Bank



RECEIVED MAR 04 2013

February 27, 2013

City Council
City of Columbia
P.O. Box 6015
Columbia, MO 65205

Council Members:

The Boone County National Bank Board of Directors has requested me to write you on their behalf in support of the rezoning request sought by Dan Hagan and Stephens College. The board believes that the change of zoning from R-3 to the proposed O-1 is consistent with good planning for the area.

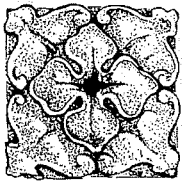
In addition, although the board recognizes that O-1 zoning does not require formal plan approval, it appreciates the fact that Stephens College consistently develops a long-range campus plan that includes significant community input. A positive vote in support of this zoning change will make a positive difference to the development of this area.

On behalf of the board, I thank you for your consideration.

Sincerely,

Steve Erdel,
Chairman of the Board

Stephen E. Erdel
President & CEO



Columbia Historic Preservation Commission

Commissioners

Brian Treece – *Chair*
Robert Tucker – *Vice-Chair*
Brent Gardner
Debby Cook
Patrick Earney
Crystal Lovett
Paul Prevo

c/o Department of Planning and Development

City of Columbia

P.O. Box 6015

701 East Broadway

Columbia, MO

www.gocolumbiamo.com/Planning

March 5, 2013

Doug Wheeler, Chairman
Columbia Planning & Zoning Commission
8th & Broadway
Columbia, MO 65201

Dear Mr. Chairman:

On behalf of the City of Columbia's Historic Preservation Commission, I am writing in support of Case #13-16 and Case #13-17 by Stephens College and the Hagan Scholarship Foundation for consideration by the Planning & Zoning Commission.

The track record of Stephens College regarding Historic Preservation should be commended. The restoration of Lela Raney Wood Hall is a perfect bookend to Historic Downtown Columbia and has inspired compatible redevelopment nearby. The renovation of Senior Hall and the creative, adaptive reuse of Columbia & Wood Halls restore Stephens' historic quadrangle. In 2010, the Historic Preservation Commission proudly recognized Stephens Stables as one of Columbia's Most Notable Historic Properties. And, Stephens College is currently restoring the historic President's Home as the campus residence for today's president.

Stephens College and the Hagan Scholarship Foundation should also be recognized for their open and communicative approach towards this project. Stephens College and the Hagan Scholarship Foundation initiated outreach to the City's Historic Preservation Commission months prior to their zoning application. The Historic Preservation Commission met with the College and developer several times. We reviewed the structures on both properties and discussed all potential alternatives to demolition.

While the duty of the Historic Preservation Commission will always be to encourage preservation, renovation, rehabilitation and reuse, members of the commission recognize this option is not always possible.

According to HPC's property summary compiled by Deb Sheals, the late Victorian home at 1404 E. Broadway is "the last of what was originally a row of comparable homes that lined this part of the street. The highly intact frame house has a stone foundation, original weatherboards and simple Victorian embellishments such as polygonal window bays and dentil molding at the eaves." Built in 1905, this home was recognized as a Most Notable Historic Property by the Historic Preservation Commission in 2007.

However, our recent examination of the property identified substantial water damage and foundation movement. We support efforts by Stephens College and the Hagan Scholarship Foundation to remove and preserve significant architectural elements of this home prior to deconstruction. Similarly, we support efforts to identify and salvage features of the Stephens Assembly Hall important to Columbia and Stephens College's entwined history. The Historic Preservation Commission looks forward to discussing this issue with the applicants in greater detail.

The sale and redevelopment of these properties allows Stephen College to update its Master Plan to right-size and preserve its historic core campus for the future. We support Stephens College's efforts to fulfill this master plan with the help of a firm with expertise in historic preservation.

The Historic Preservation Commission discussed these issues at the commission's meeting on Tuesday, March 5. All members present voted to support the applicants' requests. If I can provide any additional information, please do not hesitate to contact me.

Thank you for your consideration of these issues.

Sincerely,

HISTORIC PRESERVATION COMMISSION

Brian Treece, Chair

Cc: Dr. Dianne Lynch, President of Stephens College

Dan Hagan, Trustee of Hagan Scholarship Foundation

EXCERPTS
PLANNING AND ZONING COMMISSION
MARCH 7, 2013

13-16 A request by Stephens College (property owner) and the Hagan Scholarship Foundation -- "HSF" -- (contract purchaser) for rezoning from R-3 (medium density multiple-family dwelling) to O-1 (office). The 8.22-acre site is located north and south of Broadway at the Dorsey and Ripley intersections.

13-17 A request by Stephens College (property owner) seeking comments on its revised 2013 Campus Master Plan. The campus is generally bounded by Windsor Street to the north, William Street on the east, Bass Avenue to the south, and Waugh Street on the west. It also includes the equestrian facility west of Old Highway 63. The portion of campus being removed from the plan covers approximately 8.22 acres.

MR. WHEELER: Mr. Zenner, Staff report, please.

Staff report was given by Mr. Patrick Zenner of the Planning and Development Department. Staff recommends approval of the rezoning from R-3 to O-1 and Staff recommends approval of the submitted master plan.

MR. WHEELER: Are there any questions of Staff?

PUBLIC HEARING OPENED

MR. WHEELER: Are you going to be my primary speaker?

MR. HAGAN: I think so. Good evening. My name is Dan Hagan; I'm the trustee of the Hagan Scholarship Foundation, and my office address is 36 Broadway Village Drive, Columbia, Missouri 65205 -- excuse me -- 65201. I had a real upbringing. I attended four small public schools and located in rural counties. I worked during high school and attended college without incurring debt. Now, however, due to the high cost, many aspiring students from rural counties cannot afford a college education. I established the Hagan Scholarship Foundation to help students from a background similar to mine, students graduating from a public high school located in a rural county. The award of a Hagan Scholarship will provide each recipient with the opportunity to obtain a college education and graduate debt free. The first year we awarded 33 scholarships. Last year we awarded 57 scholarships. This year we will award over 80 scholarships. We have expanded each year and this fall we will be accepting scholarship applications from ten states. When fully phased in, we will have 500 or so scholarships outstanding at any one time. In addition to the scholarships, the Foundation provides workshops to help recipients obtain a practical understanding of important life skills they may not be taught as a part of the school curriculum, such as financial management, time management, investing for financial security. The scholarship recipients are remarkable individuals who aspire to achieve their full potential. After their first year of college, the average recipient had earned 47 credit hours -- this included AP courses and dual-enrollment credits while they were in high

school -- achieved an average GPA of 3.74, worked 468 hours, earned an average income of \$4,142. This is more remarkable in light of the fact that one-half of the scholarship recipients are the first in a family to attend college or have a zero family FASFA expected family contribution. The Hagan Scholarship Academy will help similar students, but two years earlier. The Academy will be a college preparatory high school designed to accommodate initially 50 to 60 students plus faculty and staff, up to a maximum of 100 students. Students will attend the academy without cost to them or their parents. All tuition, fees, room/board, books, and supplies will be fully paid by the foundation. The facilities of the Academy will be used to hold the mandatory workshops during the summer months. The Academy will have an interior courtyard. The buildings will be constructed using high-quality materials, similar to what you would find at a nice college or university. The Academy will have a lot of green space. Students will not be allowed to bring vehicles to Columbia. This is an ideal site for the Academy for the following reasons: It is next to Stephens College, the second oldest women's college in the U.S. One-half of the Academy students will be young women. Academy students will be able to walk across Ripley Street and take college level courses at Stephens College. Academy students can walk across Broadway or Williams Street and perform volunteer work and job shadow professionals at Boone Hospital. Academy students can walk to downtown Columbia, Columbia College, UMC, or take the shuttle throughout Columbia. It's close to Stephens Park, Stephens Stables, and Columbia Country Club. Academy students will be living in a nice and safe neighborhood. The property is currently zoned R-3, and the Academy could be constructed on this property without rezoning. However, Stephens College is opposed to having residential housing developed on this property in the even the Academy should fail or relocate. To protect Stephens College from the possibility of residential housing being constructed on this property and to protect the Foundation from the possibility of losing its investment should the Academy fail or relocate, we are requesting the property be rezoned from R-3 to O-1. A rezoning to O-1 is acceptable to Stephens College, the Benton-Stephens Neighborhood Association, and East Campus Neighborhood Association. Each of the four primary buildings will be unique and will require many changes during the design and construction process. O-1 zoning will provide design flexibility similar to R-3 and allow the architects to make changes quickly and in a cost efficient manner and enable the Academy to open as scheduled in the fall of 2015. Failure of the Academy is unforeseeable since the Foundation has sufficient capital to construct the Academy and provide for its ongoing expenses in perpetuity. Failure of the Academy to maintain full enrollment is also unforeseeable since the Academy will pay all tuition, fees, room/board, books, and supplies for students selected to attend the Academy. I believe the Academy and students attending the Academy will be an asset for the community and the neighborhood for the foreseeable future, and we would like to ask for your support. If you have questions, I would like to answer them or have someone with me answer them.

MR. WHEELER: Thank you. Are there questions of this speaker? Let me ask you a question. Are we going to set this up as a deed restriction?

MR. HAGAN: Yes.

MR. WHEELER: Okay. So deed restriction --

MR. HAGAN: It will be very specific. It will restrict use of the property only for use as the Academy.

MR. WHEELER: Right.

MR. HAGAN: Or if the Academy does not need, for example, the auditorium site in a few years, as we decide our final plans, it could be used only for one thing: Office. In other words, all the underlying uses, none of those are available. It can only be for Academy use or office. And before the office use could be put on, like, the auditorium site, the Academy has to be established before anything can be done, you know, after that.

MR. WHEELER: Am I to understand that you're going to house these students there as well?

MR. HAGAN: It'll be a boarding college preparatory high school. They will live on site as well as some of the staff.

MR. WHEELER: Okay. Any other questions of this speaker? Thank you.

MR. HAGAN: Thank you.

DR. LYNCH: Good evening. Good morning.

MR. SKALA: Almost, yeah. Right.

DR. LYNCH: I'm Dr. Dianne Lynch and I live at Stephens College; I'm the president of Stephens College and my address there 1209 Locust Street. I'm here tonight to talk to you about Stephens' perspective and position on this incredibly important project. I asked, actually, Mark to show you some photographs of Stephens and some of our remarkable, historic, traditional buildings. Stephens cares very deeply not just about its own campus, but its community, and we've invested and will continue to invest in those buildings on campus that are core to our mission and that have huge historic value and importance to us. We've been here for 180 years. We have every intention of being here for another 180. And because we care so deeply not only, again, about our own mission but about our community, we made some really innovative, I think, and important decisions about these two properties that we've been talking about. We began talking about rightsizing the institution last year, about a year ago; looking at our core mission, looking at our anticipation of our projected enrollments, looking at the changes in higher education that are coming in the next two to five years, and anticipating the right size, the right footprint of Stephens College in downtown Columbia. The two buildings we're talking about, the two properties, are not necessary or central or core to our anticipated activities in meeting that mission going forward. So started to talk about how would we best divest ourselves of those properties. It's important for those of you who know Stephens, to me, that you recognize that this is not a fire sale. Stephens is in great financial condition. We are not selling these properties because we need to. We are selling them strategically as a business decision and the resources will go back into the institution and maintaining and developing those facilities on campus that are our core mission. As you can imagine, we started to

have -- as we started to do some outreach, we started to have a lot of interest. We're located in downtown Columbia and there's an enormous amount of high-rise student housing development going on all around us. I will admit that we started this conversation that that may very well be where we ended up, and there was a lot of local and regional interest. A guy walked into my office one day with an eight and a half million dollar offer, unsolicited. He lived in Texas. We started to look at the impact on our neighborhood and the fact that we do expect to be here for 180 years at least. And I went back to the board and we had a conversation about highest and best use, and we made the decision as an institution for our community, for our campus, and for our mission that we would be very selective about what we did with these properties. And then I started to talk to Dan Hagan. And he has a project that is not only incredibly philanthropic, but extraordinarily inspiring, and could make such a difference in our community. It's consistent with our mission. It's about education. It's about giving opportunity to students who would not otherwise have it. And so over the next couple of months, Dan and I had lots of conversations, and we did -- this is a request from Stephens to deed restrict this property because we don't want to be surrounded by high-rise student housing and all of the impacts of that housing on our community and our campus. We restricted the list of the things that would be appropriate -- would be allowable use for 99 years. We expect to be here. Dan's resources suggest that he too will there, the Foundation will be there. And so we have a list and it's very explicit and it is office buildings and it is O-1. And so it was our decision as an institution for the good of our community, the good of our campus, and in being committed to our mission that would come to you and ask for deed restriction that would allow us and him to move forward on this very important project.

MR. WHEELER: Thank you, ma'am. Are there questions of this speaker? Thank you. Next speaker, please.

MS. MALEDY: Hello. My name is Teresa Maledy; I live at 215 West Brandon Road. I'm here representing the Board of Trustees for Stephens College. I'm currently the Chair of the Board of Trustees. Dianne was very eloquent and I'm going to be very, very brief. I just want to emphasize, on behalf of the Board of Trustees, that we are very committed to the neighborhood surrounding Stephens College and also the Columbia community. Although we did not have these properties listed, as Dianne mentioned, we were approached and given offers related to high-rise or multi-family and student housing. But when we were approached by Mr. Hagan with his concept of the Academy, it was a wonderful fit, not only for our school, but we also thought for the community surrounding us. The trustees gave this proposal a great deal of consideration and thought and we really do feel it is the highest and best use for this property. And the Board of Trustees carefully considered all of the other proposals that we received and did not feel that student housing was something that would be best in the interest of our students. So as such, the College is respectfully requesting your approval tonight so that we can go ahead and deed restrict the property. So thank you very much for your support and approval of the proposal.

MR. WHEELER: Thank you. Are there questions of this speaker? Thank you, ma'am. Any other speakers? Just curious about the outcome.

MR. ALBERT: Kurt Albert, 1512 Windsor. 1977 my wife and I bought our first property in the Benton-Stephens area. Sometime later I served as one of the first presidents of that neighborhood association. This is one of the nicest developments that I've seen come through this area. I was hoping that we could ask you to take our lead, our neighborhood association, which can be cantankerous, and vote unanimous for this development, and I see that we are missing Ms. Peters here, so maybe it won't be unanimous tonight, but maybe in the future. Again, there were maybe more than 75 of us at the meeting. It went very well. We had a nice presentation. I think you understand what you're looking at here is a wonderful, wonderful thing. Thank you.

MR. WHEELER: Are there questions of this speaker? Just so you know, she abstained, so, you know, you're going to get -- probably get what you're wishing for anyway.

DR. WALKER: Good morning. My name's Dr. Bruce Walker and I live at 6013 Dornaugh Court in Columbia. I've been a volunteer with the Hagan Scholarship Foundation since its inception. We're now in the third year, so I've come to know Dan Hagan, one of the co-applicants or co-proposers, I think, fairly well and can speak to the caliber of all of his activities. I look at this proposal, this overall project, in a way that I would call win times four. I really think that there are tremendously beneficial outcomes that will come from this project. I'm an outsider to Stephens, so I'm being presumptuous here, but seems that in the case of Stephens College, it will have or has a means of selling of property that does not fit its core mission and assuring that it will have a high quality and complimentary neighbor. For Mr. Hagan, he will have a needed and very desirable location for his new high school, The Hagan Scholarship Academy. Also, I think high school students who have strong academic credentials and substantial financial need, they live in rural communities in Missouri and adjacent states, they will have the opportunity to receive a high quality education at little -- or maybe based on what Mr. Hagan said tonight, at no cost. And finally, I think the City of Columbia will benefit from the highest and best use of this land, in my opinion, as well as in influx of talented young individuals to our community, which I think will help increase the richness and vibrancy of our community. So first, at this hour, I want to commend all of your public service; I really admire it. And I ask for your consideration and approval of the project, and I thank you for your time.

MR. WHEELER: Thank you. Are there questions of this speaker?

DR. SMITH: My name's Dr. Gary Smith; I live at 316 Rothwell Drive, and I am going to be extremely brief. I think what I'd like to say to make sure that you all feel the way I do in terms of this proposal, it's very simple: It's a very good proposal for the young people who will experience these educational endeavors. It's good for the City. It's good for the neighborhood. And it compliments Stephens' efforts. Thank you very much.

MR. WHEELER: That's pretty brief. Are there questions of this speaker? All right. Are there any other speakers?

PUBLIC HEARING CLOSED

MR. WHEELER: Oh, you want to lead off, Mr. Skala?

MR. SKALA: Yeah. Sure.

MR. WHEELER: Please.

MR. SKALA: Let me do that. I think this proposal has wonderful promise. I've heard this presentation now -- this will make the third time, and you're getting better. The first time I heard it was at the Benton-Stephens meeting. And on behalf of my former constituents in Benton-Stephens -- some of you know that I'm a -- I'm running for office, candidate, and my campaign theme is linking neighborhood values with community solutions. And I can't think of a better fit than this Hagan Academy and the Foundation in terms of Stephens College, in terms of the Benton-Stephens neighborhood, and in terms of our community. I think this is one of those -- you know, I wish I -- I wish there were more of these kinds of proposals. I mean, we often sit up here and we have controversy and one side disagrees with the other, and we're sure to irritate at least half the people in the room. There's no question about it. I've never quite seen the amount of consensus behind something like this in my 15 years of doing this kind of thing. And I think it's a wonderful opportunity for all of those stakeholders, and not the least -- not to leave out the kids. Right? And that's -- that's the big deal. These are folks that otherwise would not have this opportunity. It's an example for the neighbor -- for all of those groups that I mentioned: For the neighborhoods, for the higher -- the higher education institutions that we have here, and more than anything else I think it's an example for the people who live in our community. So I'm -- I'm very happy to support this proposal, and I hope the rest of the Commissioners will see that as well.

MR. WHEELER: Who's going next? Mr. Vander Tuig?

MR. VANDER TUIG: Well, I actually worked with Dan Hagan once before and have a lot of respect for him and was pleasantly surprised to read his name in the Staff report and see what he was up to here. This is a really neat project. It's in my neighborhood and I drive this route to downtown all the time. I'm very excited to see it happen. I'll just touch on the O-P versus O-1 issue. I don't think that's an issue at all. It makes complete sense in this case with regard to the incremental project that is taking place. And I fully support this.

MR. WHEELER: Mr. Tillotson?

MR. TILLOTSON: I'm in support of it. Thank you.

MR. WHEELER: That's brief. Anybody else want to talk about it? Well, let me just say briefly, and I rarely say this, but wow, Mr. Hagan, this is -- I mean, this is incredible. What a gift to the community. What a gift to the kids. Having been one of those rural kids with very little means, you know, this is awesome. And it's one of those things it's easy to get behind and support. I, too -- since we're actually here to talk about zoning, I, too, think this ties in. It's right there by Boone Hospital's campus. I think it ties in and, you know, normally I'm -- I probably would agree with Staff on -- we'd

normally go after O-P here, but I think O-1 is appropriate. And I'm happy to support it. So if no one wants to talk about this, it is getting pretty late. If someone wants to frame a motion.

MR. TILLOTSON: I'll put it to a motion. A request by Stephens College (property owner) and the Hagan Scholarship Foundation asking for rezoning from R-3 (medium density multiple-family dwelling) to O-1. The 8.22-acre site is located north and south of Broadway at the Dorsey and Ripley intersections.

MR. SKALA: Second.

MR. WHEELER: Mr. Skala. Motion's been made and seconded. Any discussion on the motion? Mr. Lee?

MR. LEE: No discussion. It's a great project.

MR. VANDER TUIG: We've got a motion and a second for Case No. 13-16, a request by Stephens College and the Hagan Scholarship Foundation for rezoning from R-3 to O-1.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler.

Motion carries 9-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council. Case No. 13-17, basically, I think we're just going to -- I think we need to make a motion to recommend approval of the revision to the 2013 Campus Master Plan is the way I'm understanding it. Mr. Skala? Oh, Mr. Reichlin?

MR. REICHLIN: I said I'll second.

MR. WHEELER: That's quick. So Mr. Skala made the motion and Mr. Reichlin seconded it. Is that okay with you, Mr. Skala?

MR. SKALA: That's fine. That's fine.

MR. WHEELER: Motion's been made and seconded. Is there any discussion on the motion?

MR. VANDER TUIG: We've got a motion and a second for Case No. 13-17, the revised Stephens College 2013 Campus Master Plan.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler.

Motion carries 9-0.

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