Council Bill: B 100-13

MOTION TO AMEND:

MADE BY: _____

SECONDED BY: _____

MOTION: I move that Council Bill B 100-13 be amended as set forth on this amendment sheet.

==========

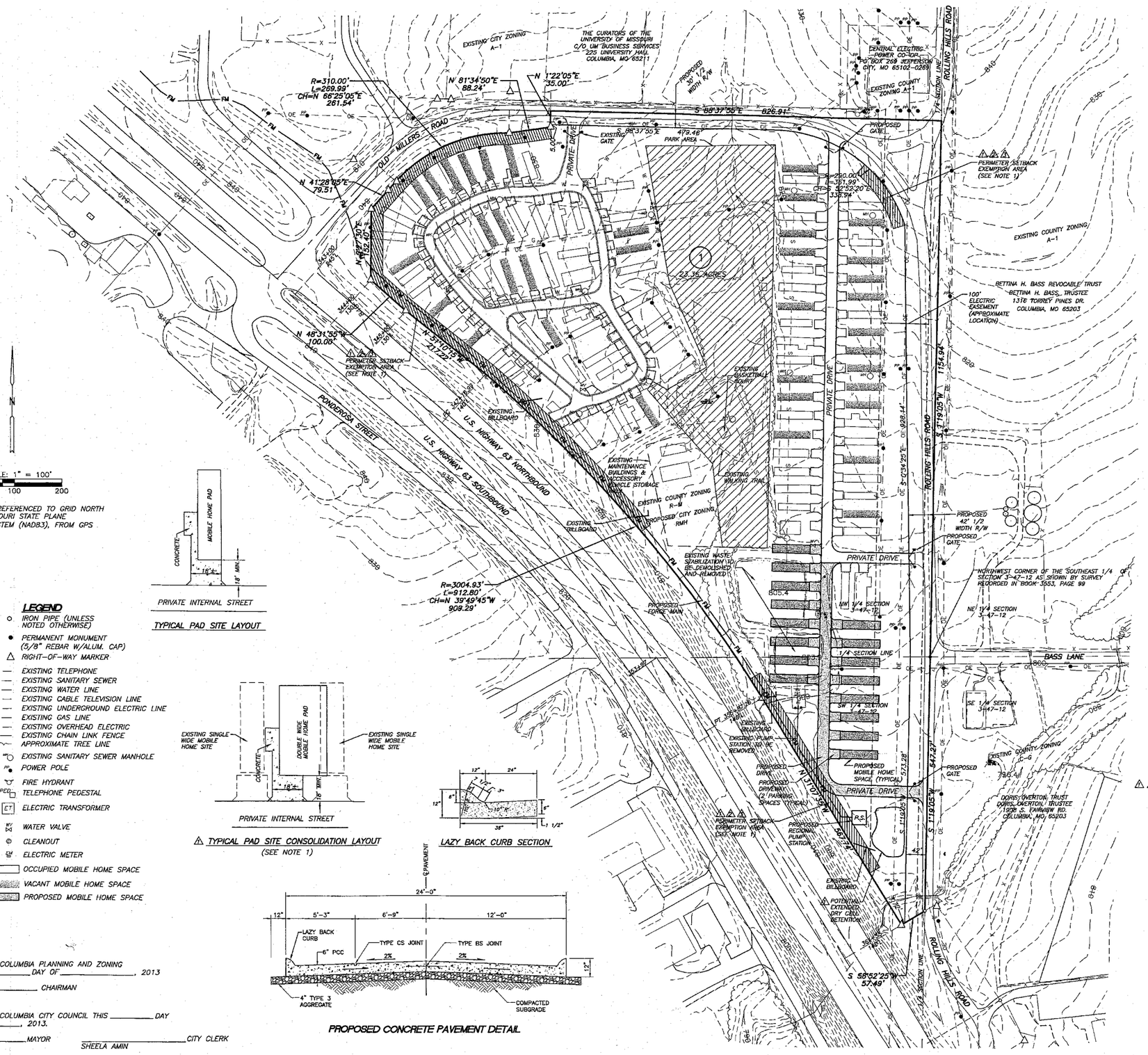
Material deleted from the original bill is shown in ~~strikeout~~; material added to original bill shown underlined.

Section 8 is amended as follows:

SECTION 8. The City Council hereby approves the Preliminary RMH Development Plan of High Hill Circle Mobile Home Park Old Millers Road/Rolling Hills Road, dated ~~March 27, 2013~~ April 29, 2013, for the property referenced in Section 4 above.

PRELIMINARY RMH DEVELOPMENT PLAN
HIGH HILL CIRCLE MOBILE HOME PARK
OLD MILLERS ROAD/ROLLING HILLS ROAD

BOONE COUNTY, MISSOURI



SCALE: 1" = 100'
0 50 100 200

BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD83), FROM GPS OBSERVATIONS.

TYPICAL PAD SITE LAYOUT

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- RIGHT-OF-WAY MARKER
- T — EXISTING TELEPHONE
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- TV — EXISTING CABLE TELEVISION LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD ELECTRIC
- X — EXISTING CHAIN LINK FENCE
- APPROXIMATE TREE LINE
- EXISTING SANITARY SEWER MANHOLE
- POWER POLE
- FIRE HYDRANT
- TPED — TELEPHONE PEDESTAL
- ET — ELECTRIC TRANSFORMER
- WV — WATER VALVE
- CLEANOUT
- ELECTRIC METER
- OCCUPIED MOBILE HOME SPACE
- VACANT MOBILE HOME SPACE
- PROPOSED MOBILE HOME SPACE

⚠ TYPICAL PAD SITE CONSOLIDATION LAYOUT
(SEE NOTE 1)

LAZY BACK CURB SECTION

PROPOSED CONCRETE PAVEMENT DETAIL

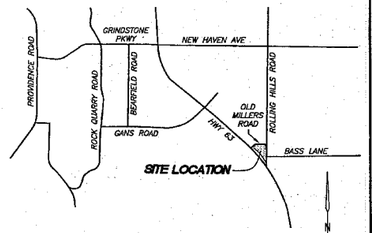
APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2013

_____ CHAIRMAN
DOUG WHEELER

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2013.

_____ MAYOR
ROBERT McDAVID

_____ CITY CLERK
SHEELA AMIN



SITE LOCATION MAP
NOT TO SCALE

OWNER

DORIS OVERTON TRUST
DORIS OVERTON, TRUSTEE
1908 S. FAIRVIEW RD.
COLUMBIA, MO 65203

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3478, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND SOUTH OF OLD MILLERS ROAD AND CONTAINING 25.2(±) ACRES.

PARKING INFORMATION

97 EXISTING MANUFACTURED HOME SPACES:
16 PROPOSED MANUFACTURED HOME SPACES
NUMBER OF PARKING SPACES REQUIRED =
2 PARKING SPACES PER MANUFACTURED HOME SPACE =
226 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 240

DENSITY INFORMATION

97 EXISTING MANUFACTURED HOME SPACES
16 PROPOSED MANUFACTURED HOME SPACES
113 TOTAL MANUFACTURED HOME SPACES
113 SPACES/23.36 ACRES = 4.84 SPACES PER ACRE

LANDSCAPING INFORMATION

REQUIRED LANDSCAPING = 15%
TRACT IS 1,017,737 SQUARE FEET (23.36 ACRES)
15% OF 1,017,737 = 152,660 SQUARE FEET REQUIRED
PERVIOUS AREA = 720,400 SQUARE FEET (70.8%)
IMPERVIOUS AREA = 297,337 SQUARE FEET (29.2%)

CURRENT SITE LANDSCAPING IS MAINTAINED LAWN INTERSPERSED WITH MATURE DECIDUOUS TREES.

ZONING INFORMATION

EXISTING BOONE COUNTY ZONING = RM
PROPOSED CITY OF COLUMBIA ZONING = RMH

STREAM BUFFER INFORMATION

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP OF THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN INFORMATION

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP 29019C0295D, DATED MARCH 17, 2011.

⚠⚠⚠ NOTES

1. THE OWNER MAY REMOVE/REPLACE OR CONSOLIDATE (CONVERT TWO SINGLE-WIDE SPACES TO ONE DOUBLE-WIDE SPACE) MANUFACTURED HOME SPACES WITHOUT A REVISION TO THE RMH PLAN. THE INTENTION OF THIS NOTE IS TO ALLOW THE OWNERS TO ACCOMMODATE CHANGING RENTERS ON A PER PAD BASIS. THE EXEMPTIONS GRANTED AS A PART OF THIS RMH PLAN SHALL BE HONORED WITH REMOVAL/REPLACEMENT AND CONSOLIDATION OF MANUFACTURED HOME SPACES PROVIDED THE NEW CONFIGURATION DOES NOT WORSEN EXISTING COMPLIANCE WITH THE RMH ORDINANCE. THE PERIMETER SETBACK EXEMPTION IS ONLY INTENDED TO APPLY TO THE LIMITS SHOWN ON THE PLAN. ANY PAD REVISION OUTSIDE THE PERIMETER SETBACK LIMITS SHOWN ON THIS PLAN WILL HONOR THE CURRENT PERIMETER SETBACK REQUIREMENTS.

REVISED:
⚠ MARCH 27, 2013
⚠ APRIL 25, 2013
⚠ APRIL 29, 2013

STATE OF MISSOURI
WESLEY BLAKE BOLTON
NUMBER PE-2009021138
PROFESSIONAL ENGINEER

ALLSTATE CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO. 65201
(573) 875-8799
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

REUSE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS LLC

DATE
MARCH 12, 2013

JOB NUMBER
11226.01

SCALE
1"=100'

SHEET
1

Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. B 100-13

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the east side of Highway 63 South, west of Rolling Hills Road and south of Old Millers Road (5950 Rolling Hills Road); directing the City Clerk to give notice of the annexation; placing the property annexed in District RMH (Residential Manufactured Home) zoning; approving the Preliminary RMH Development Plan of High Hill Circle Mobile Home Park Old Millers Road/Rolling Hills Road; designating nonconforming conditions; 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 March 11, 2013, 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. The petition was signed by a representative of the Doris Overton Trust and the Jack Overton Trust, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on April 15, 2013. Notice of this hearing was published more than seven days prior to the hearing in a newspaper 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 1-11.13 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.13. May, 2013 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3478, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND SOUTH OF OLD MILLERS ROAD AND CONTAINING 25.2 ACRES.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Sixth Ward.

SECTION 7. 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 property described in Section 4 will be zoned and become a part of District RMH (Residential Manufactured Home).

SECTION 8. The City Council hereby approves the Preliminary RMH Development Plan of High Hill Circle Mobile Home Park Old Millers Road/Rolling Hills Road, dated March 27, 2013, for the property referenced in Section 4 above.

SECTION 9. The City Council finds the existing stormwater management system meets minimum requirements of Section 29-11(d)(4) of the Zoning Regulations at the time of annexation and approval of the preliminary development plan.

SECTION 10. The City Council finds the existing stands and tie-downs for existing manufactured homes within the annexed area may be continued as a nonconforming condition under the terms and conditions of the City Code.

SECTION 11. The City Council finds the following conditions exist at the time of annexation of the property and, although such conditions do not conform to the provisions of the Columbia City Code, may be continued on such property pursuant to the provisions of Sec. 29-28 Nonconforming Uses of the Zoning Regulations:

a. Encroachment of manufactured homes on existing manufactured home spaces or existing single wide spaces consolidated into a double wide space into the 25 foot perimeter setback required by Sec. 29-11(d)(3)a.

b. Failure to allow a minimum distance of 20 feet between any two manufactured homes on existing manufactured home spaces required by Sec. 29-11(d)(3)d.

c. Less than the minimum area of at least 4,050 square feet is provided for each existing manufactured home space as required by Sec. 29-11(d)(5).

d. Less than the minimum width of 45 feet is provided for each existing manufactured home space as required by Sec. 29-11(d)(6).

e. Streets and sidewalks have not been constructed to City standards and are not dedicated to public use as required by Sec. 29-11(d)(7).

f. Storage areas for accessory vehicles and trucks at the ratio of one parking space for each ten (10) manufactured homes does not exist for existing manufactured homes as required by Sec. 29-11(d)(12)c.

g. A gravel drive providing access to two (2) maintenance buildings exists as a part of the yard area and open space required by Sec. 29-11(d)(12)e.

h. Less than the minimum 10 foot distance exists between the boundary of manufactured home spaces bordering the perimeter of the property as required by Sec. 29-11(12)f.

SECTION 12. 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

Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Apr 15, 2013

Re: Doris Overton Trust - zoning request (Case 13-29)

EXECUTIVE SUMMARY:

A request by the Doris Overton Trust (owner) to assign RMH (Residential Manufactured Home) as permanent City zoning on 25.2 acres of land into the City of Columbia, and approval of a preliminary RMH development plan, including several variances from RMH standards. The subject site is located on the east side of Highway 63, west of Rolling Hills Road and south of Old Millers Road, and is addressed 5950 Rolling Hills Road. (**Case # 13-29**).

DISCUSSION:

The applicant is requesting approval of RMH (Residential Manufactured Home) as permanent City zoning, pending annexation of the subject property into the City of Columbia. The proposed zoning is equivalent to the site's existing Boone County R-M (Moderate Density Residential) zoning designation.

The subject site is developed with 97 manufactured home sites, of which roughly two thirds are currently occupied by tenants. The requested RMH district requires approval of a preliminary RMH development plan, per Section 29-11(e) of the Zoning Regulations. Since the site was previously developed, it does not comply with several modern requirements identified within the City's RMH zoning district, and the applicant is requesting variances from those non-conforming standards, as outlined in section 4.b. of the attached "Application for the permanent zoning of property".

The proposed preliminary RMH plan includes a future expansion to add 16 manufactured home spaces where the existing sewage lagoons are currently located at the southern portion of the site. A letter titled "Addendum to the Application for the Permanent Zoning of Property", dated March 28, 2013, requests additional variances from requirements of the RMH zoning district pertaining to the future expansion of the manufactured home park, as follows:

Item 1 of the applicant's addendum requests a variance from Section 29-11(f), which requires screening to be provided along the perimeter of the entire manufactured home park when a final development is approved for an extension of the existing park. The applicant provides detailed reasons for granting this variance based on elevations, setbacks, and lack of need for such screening along the subject site's perimeter.

Item 2 of the addendum requests variances from public street, lot width, and area requirements to allow the addition to be integrated into the existing RMH park.

At its April 4, 2013 meeting, the Planning and Zoning Commission recommended approval (6-2) of the requested zoning and preliminary RMH development plan, including all proposed variances. Commissioners voting against the request cited concerns related to long-term costs associated with extending and maintaining infrastructure beyond the city's current utility service area. Those in favor of the request referenced the need for affordable housing options in Columbia, and the environmental benefits of retiring sewage lagoons located within the sensitive Bonne Femme watershed. No members of the public spoke either for or against this request.

A staff report, which includes locator maps, the application for permanent zoning, the preliminary RMH development plan, and addendum to the request for permanent zoning are attached. Excerpts from the Planning and Zoning Commission's public hearing are also attached.

FISCAL IMPACT:

None.

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

None.

SUGGESTED COUNCIL ACTIONS:
Approval of RMH as permanent City zoning; and approval of the proposed preliminary RMH development plan, including approval of all requested variances as recommended by the Planning and Zoning Commission.

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 #	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
APRIL 4, 2013

SUMMARY

A request by the Doris Overton Trust (owner) to annex 25.2 acres of land into the City of Columbia, and to assign RMH (Residential Manufactured Home) as permanent City zoning. The subject site is located on the east side of Highway 63, west of Rolling Hills Road and south of Old Millers Road, and is addressed 5950 Rolling Hills Road. (Case # 13-29).

DISCUSSION

The applicant is requesting approval of RMH (Residential Manufactured Home) as permanent City zoning, pending annexation of the subject property on April 15, 2013. The proposed zoning is equivalent to the site's existing Boone County R-M (Moderate Density Residential) zoning designation.

The subject site is developed with 97 manufactured home sites, of which roughly two thirds are currently occupied by tenants. The requested RMH district requires approval of a preliminary RMH development plan, per Section 29-11(e) of the Zoning Regulations. Since the site was previously developed, it does not comply with several modern requirements identified within the City's RMH zoning district, and the applicant is requesting variances from those non-conforming standards, as outlined in section 4.b. of the attached "Application for the permanent zoning of property". Staff is not opposed to these requested exemptions based on the fact that they reflect existing circumstances which do not threaten the health, safety, or welfare of tenants or the general public.

The proposed preliminary RMH plan includes a future expansion to add 16 manufactured home spaces where the existing sewage lagoons are currently located at the southern portion of the site. An addendum to the application for the permanent zoning requests additional variances from requirements of the RMH zoning district pertaining to future expansion of the manufactured home park, as follows:

Item 1 of the applicant's addendum requests a variance from Section 29-11(f), which requires screening to be provided along the perimeter of the entire manufactured home park when a final development is approved for an extension of the existing park. The applicant provides detailed reasons for granting this variance based on elevations, setbacks, and lack of need for such screening along the subject site's perimeter.

Item 2 of the addendum request for variances proposes relief from public street and lot width and area requirements to allow the addition to be integrated into the existing RMH park.

Staff is not opposed to these variances to the proposed future RMH addition.

Staff has reviewed the preliminary RMH development plan, and, with the exception of the proposed variances, finds that it meets all of the criteria associated with the proposed City RMH zoning district.

It should be noted that, with the exception of the requested variances, any future expansion or modification of the existing development will be required to comply with current City regulations, including zoning, subdivision, and land preservation regulations. A final RMH development plan will need to be reviewed and approved by the Planning and Zoning Commission and Council prior to any expansion of development on the subject site.

RECOMMENDATION

Staff recommends the following:

1 Approval of RMH as permanent City zoning
2 Approval of the proposed preliminary RMH development plan, including approval of all requested variances

ATTACHMENTS

- Aerial and topographic locator maps
- Application for the permanent zoning of property, including requested variances
- Preliminary RMH development plan
- Addendum to the application for permanent zoning, requesting additional variances from requirements for the proposed extension of the existing manufactured home park

SITE HISTORY

Annexation Date	Pending annexation on April 15, 2013
Existing Zoning District(s)	County R-M (Moderate Density Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tracts. No development permits can be issued until subdivision occurs to meet legal lot status

SITE CHARACTERISTICS

Area (acres)	25.2 acres
Topography	Flat to gently sloping from north to south
Vegetation/Landscaping	Mix of impervious developed areas and grassed open space with interspersed trees
Watershed/Drainage	Bonne Femme Creek
Existing structures	97 pad sites, approx. 48 occupied by manufactured homes; and 3-4 administrative & accessory buildings

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	City A-1 (Agricultural)	Farmland
South	County C-G (Commercial) & A-1	Commercial and farmland
East	County A-1	Farmland
West	County C-G & M-L (Light Industrial)	Commercial & industrial

UTILITIES & SERVICES

Sanitary Sewer	Existing lagoons on RMH site
Water	Consolidated Water District #1
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	Boone Electric Cooperative

ACCESS

Rolling Hills Road	
Location	East side of site
Major Roadway Plan	Minor Arterial (unimproved & County-maintained), requiring 84-100 ft of ROW. 30 ft existing ROW. 35 ft additional ½ width ROW needed.
CIP Projects	None

Bass Lane	
Location	North side of southern portion of site
Major Roadway Plan	Minor Arterial (unimproved & County-maintained), requiring 84-100 ft of ROW. Approx. 33 ft existing ROW. 33.5 ft additional ½ width ROW needed.
CIP Projects	None

Old Millers Road	
Location	North side of site
Major Roadway Plan	Local Residential (unimproved & County-maintained), requiring 50 ft of ROW. 30 ft existing ROW. 10 ft additional ½ width ROW needed.
CIP Projects	None

PARKS & RECREATION

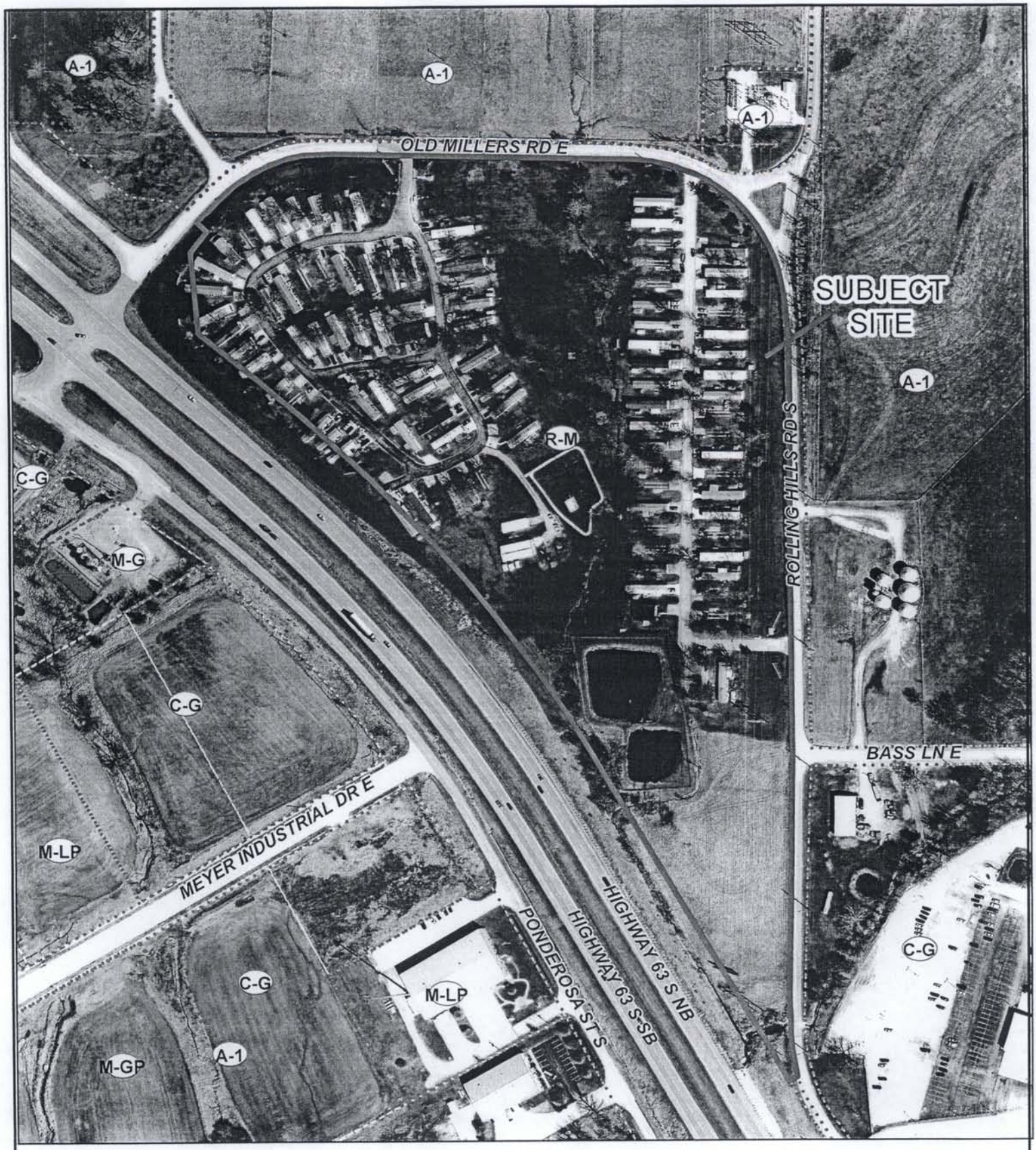
Neighborhood Parks	N/A
Trails Plan	No trails planned adjacent to site. Trails Plan does not extend this far out. However, future trail connections may be desired to extend through site's regulated stream corridors.
Bicycle/Pedestrian Plan	N/A

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 March 5, 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

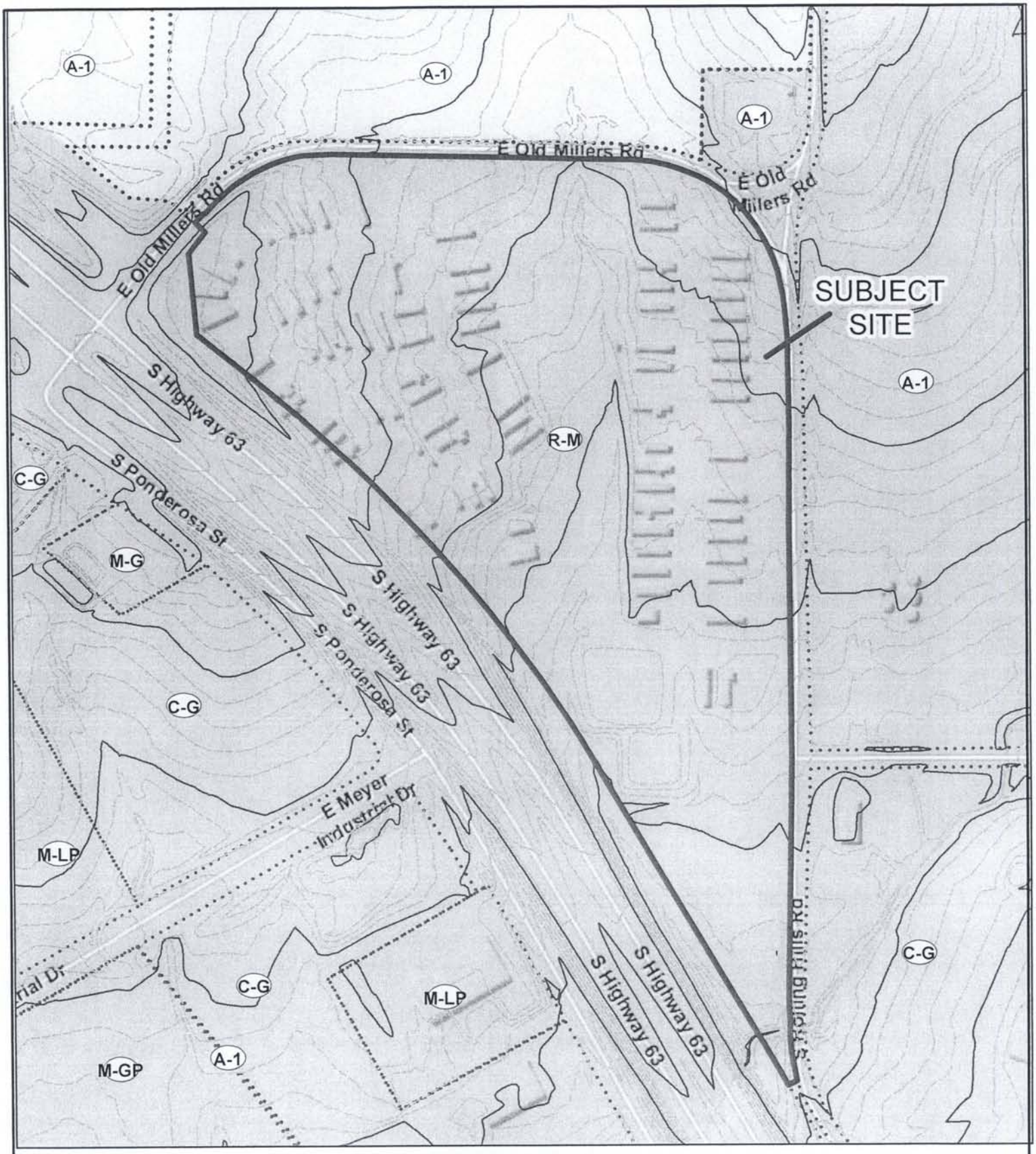


Case 13-29: Annexation, Permanent zoning, and RMH plan
Doris Overton Trust

0 125 250 500 Feet

1 inch = 250 feet

2011 Orthophoto
Souce: Boone County Assessor



Case 13-29: Annexation, Permanent zoning, and RMH plan
Doris Overton Trust

0 125 250 500 Feet

1 inch = 250 feet

APPLICATION FOR THE PERMANENT ZONING OF PROPERTY

The following constitutes an Application filed by Doris J. Overton, Trustee of the Doris Overton Trust, u/t/a dated July 7, 1998, and the Jack Overton Trust, u/t/a dated July 7, 1998, (the "Owner") for the permanent zoning of real estate (the "Property") now located in Boone County, Missouri, and which is the subject of a Petition for Annexation contemporaneously filed herewith. This Application constitutes a request that the below-described Property be zoned to zoning district RMH, in the manner described below. In connection with this Application, the following information is hereby submitted:

1. **General Location of Property**: This Property is located south of Old Millers Road and east of Highway 63. The Property consists of approximately 25.2 acres. In this regard:

a. Attached hereto as Exhibit A is the legal description of the Property requested to be zoned RMH.

b. Attached hereto as Exhibit B is an aerial photo showing the Property.

c. Attached hereto as Exhibit C is a "location map" showing the location of the Property in relation to existing streets.

2. **Property Owner**: Attached hereto as Exhibit D is a copy of the Owner's deed dated July 16, 1998, whereby the Owner acquired title to the Property.

3. **Present Zoning**: This Property presently has been zoned by Boone County, Missouri, in Zoning District R-M under the zoning ordinances of Boone County, Missouri.

4. **Requested Zoning**: The Owner requests the Property be zoned RMH under the City's Zoning Ordinances as set forth in Exhibit E attached hereto. Furthermore, the Owner specifically requests the Property be zoned, to wit:

a. Pursuant to Section 29-11(e), attached hereto as Exhibit F is a Preliminary RMH Development Plan for the Property. The Applicant believes that the Preliminary RMH Development Plan meets all requirements set forth in Section 29-11(e), subject to the exceptions below.

b. Pursuant to discussions with City Staff regarding the existing residential manufactured home park located on the Property, the following exceptions to the RMH standards and criteria are requested for the Property:

i. Section 29-11(d)(3) *Yards*: a. All manufactured homes shall be set back at least twenty-five (25) feet from all perimeter property lines of the RMH district. The setback is intended to be a landscaped open area. Parking, streets, drives, accessory vehicles and accessory uses shall not be allowed within the twenty-five (25) foot setback area. A permanent screen consisting of a

masonry wall, wood fence, landscaping material, or combination thereof, at least eight (8) feet in height and, when a fence is used, not to exceed twelve (12) feet in height, shall be required around the perimeter of the site. The required screening shall have opacity of at least eighty (80) percent year around and, if landscaping is used, the eighty (80) percent opacity shall be achieved within four (4) full growing seasons. In the event a masonry wall or wood fence is used, landscaping shall be placed between the wall or fence and the property line to form an ornamental screen. The required screening shall be maintained in good order and not allowed to exist in a state of disrepair or death. If wood fencing is used, it shall be durable in nature or treated to prevent rapid deterioration. Failure to maintain the required screening shall be considered a violation of this chapter.

When High Hill Circle Mobile Home Park was originally developed, perimeter setbacks were provided. The expansion of US Highway 63 required additional right-of-way from these setbacks. Currently there are less than 10 mobile homes with a setback of less than 10' and less than 10 mobile homes with a setback between 10' and 25'. The remaining mobile homes are located more than 25' from the property line.

ii. Section 29-11(d)(3) *Yards*: d. There shall be a minimum distance of twenty (20) feet between any two manufactured homes.

The vast majority of homes meet this criterion. There are a few homes with a minimum distance of 10' between them.

iii. Section 29-11(d)(4): *Stormwater management.* A stormwater management system shall be designed to minimize the possibility of soil erosion and flood damage on site and downstream.

Current stormwater management on site consists of sheet and gutter flow in roadways and swale conveyance to natural channels. This system functions properly and does not encourage soil erosion or flooding. This requirement is vague and could be interpreted many different ways. Therefore, a variance to this requirement has been requested

iv. Section 29-11(d)(5): *Space or lot area.* Each manufactured home space or lot shall be at least four thousand fifty (4,050) square feet.

Individual lots are not delineated as part of this plan.

v. Section 29-11(d)(6): *Space or lot width.* Each manufactured home space or lot shall be at least forty-five (45) feet in width.

Individual lots are not delineated as part of this plan.

vi. Section 29-11(d)(7): *Streets.* Interior access shall be provided by public streets. Public streets shall be built to city standards and shall have sidewalks on both sides.

Interior streets are private and do not conform to city standards. Sidewalks are not provided.

vii. Section 29-11(d)(10) *Stand and tie-downs for manufactured homes*: a. A stand shall be provided for each manufactured home. Said stand shall be placed on or in the ground in such a manner as to provide support and leveling for such manufactured home, and shall be designed in accordance with the building code.

We believe that all lots provide a stand that functions as intended. However, this requirement is vague and the definition of a "stand" varies. Therefore, we have requested a variance to this requirement.

viii. Section 29-11(d)(12) *Miscellaneous standards for manufactured home parks*: c. The manufactured home development shall provide storage areas, in addition to automobile parking requirements, for accessory vehicles such as trucks and boats. The minimum area required for such storage shall be one parking space for each ten (10) manufactured homes.

Accessory vehicle storage is available to tenants. However the storage area does not designate vehicle spaces and the amount of storage available is less than the rate specified in this requirement

ix. Section 29-11(d)(12) *Miscellaneous standards for manufactured home parks*: e. All yard areas and other open spaces not otherwise paved or occupied by structures shall be landscaped and maintained.

High Hill Circle Mobile Home Park is very well maintained. However, a variance has been requested to this requirement due to the fact that a small gravel drive (serving the two maintenance buildings) exists on site

x. Section 29-11(d)(12) *Miscellaneous standards for manufactured home parks*: f. Any enclosed structure attached to a manufactured home shall be made out of compatible or similar exterior materials and in conformance with city building codes. No structure shall be constructed within 10 feet from the boundary of any space or lot which borders the perimeter of the RMH District.

Structures exist within 10 feet from the boundary of the RMH District.

c. It is the understanding of the Applicant that the existing residential manufactured home park will be brought into the City "as is"; therefore, the aforementioned exceptions to the Property are required and necessary. However, the Applicant challenges anyone to go to the Property and look for themselves the high

quality of the existing residential manufactured home park. The Applicant and her agents strive for the Property to be one of the highest quality residential manufactured home parks in the City and Boone County. The Applicant takes great pride in the quality of the High Hill Circle Mobile Home Park and its residents.

5. **Use of the Property**: The Property is currently being used for the operation of the High Hill Circle Mobile Home Park.

6. **Columbia Land Use Designation**: The portion of the Property currently County zoned R-M and requested to be zoned RMH is believed to be designated in the City of Columbia's Metro 2020 Land Use Plan as being appropriate for "neighborhoods".

7. **Reasons for Requesting Zoning Changes**: Future land use planning on and around the Property is now possible given the decisions recently made with respect to the Discovery Ridge Parkway, the improvements to Rolling Hills Road, and the annexation of the adjacent property owned by the University of Missouri.

8. **Completeness of Submission**: To the best of the knowledge and belief of the undersigned, this zoning request is complete and meets all requirements of the City's ordinances. However, if additional information is or has been inadvertently or mistakenly omitted, please advise, and we will promptly furnish it to you.

9. **Adjacent Property Owners**: It is the Owner's understanding that the City's staff will determine the names and addresses of all property owners who own real estate within a distance of 185 feet of the boundaries of the subject Property and will thereafter notify them in accordance with the City's ordinances.

10. **Filing Fee**: Attached hereto is our firm's check in the amount of $250.00 which we understand to be the requisite filing fee for this Application including the Petition Requesting Annexation of Land to the City of Columbia, Missouri to which this Application is attached. If additional funds are required in connection with this submission, please advise.

11. **Hearing Before Planning and Zoning Commission**: When this matter is scheduled before the Planning and Zoning Commission, please duly advertise this hearing in the manner required by the City's ordinances. Please let me know when this has been scheduled and accomplished.

Thank you for your attention to this matter.

Garrett S. Taylor, Attorney for Applicant/Owner

EXHIBIT A

Legal Description of the Property

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3478, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND SOUTH OF OLD MILLERS ROAD AND CONTAINING 25.2 ACRES.

EXHIBIT B

Aerial Photo

Ponderosa St
Hwy 63
Meyer Industrial Dr
Hubbard Dr
Hwy 63
Ponderosa St

EXHIBIT C

Location Map

LOCATION MAP
OVERTON ANNEXATION

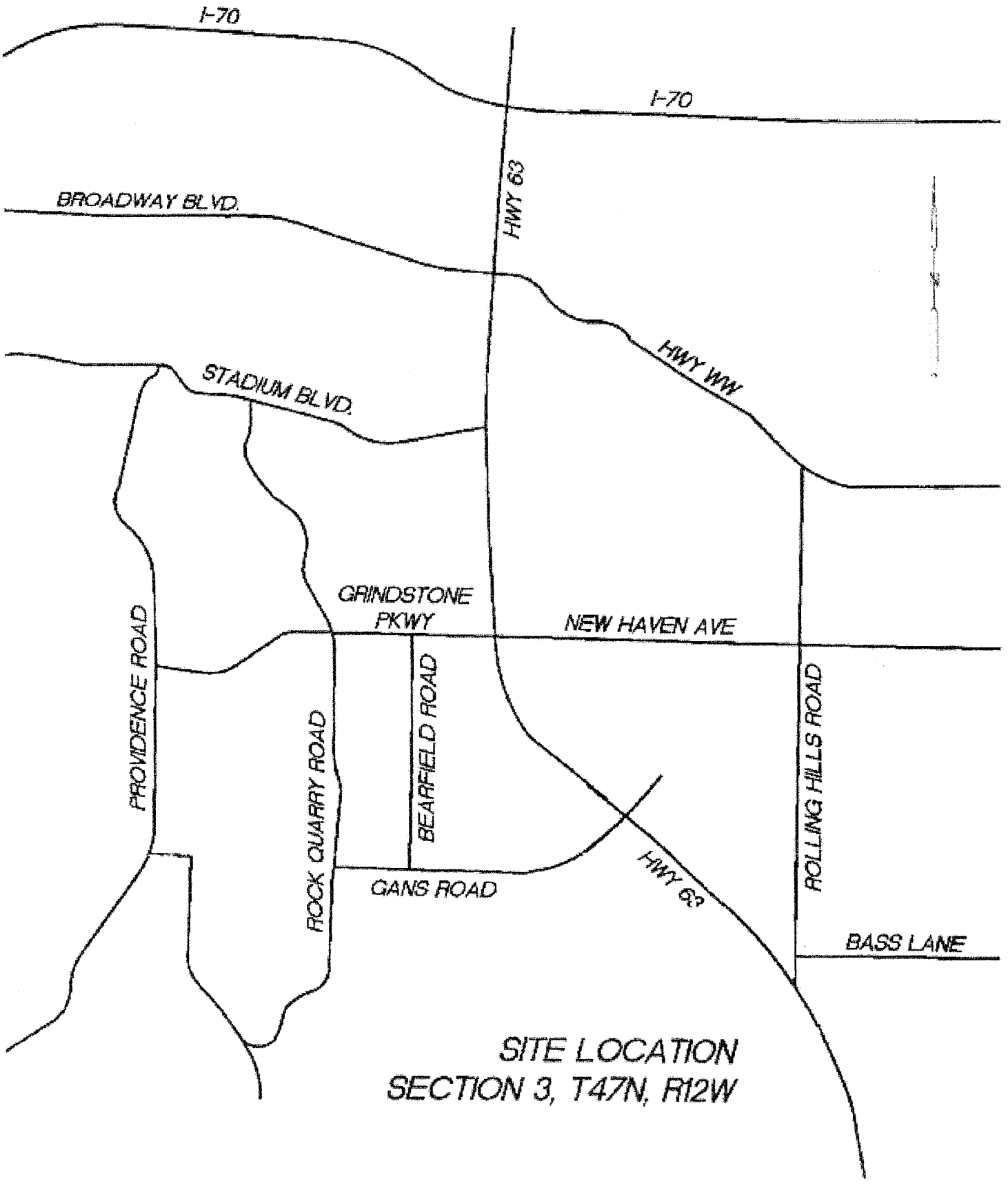


EXHIBIT D

Quit Claim Deed

Boone County, Missouri
Unofficial Document

Recorded In Boone County, Missouri
Date and Time: **05/05/2009** at **02:44:24 PM**
Instrument # **2009011549** Book **3478** Page **28**
Grantor **OVERTON, JACK**
Grantee **OVERTON, JACK TRUST**

Instrument Type **QTCL**
Recording Fee **$27.00 E**
No of Pages **3**

Bettie Johnson, Recorder of Deeds

RECORDER OF DEEDS CERTIFICATE
BOONE COUNTY, MISSOURI
EXEMPT DOCUMENT

This document has been recorded under exempt status pursuant to RSMo 59.310.4 and this certificate has been added to your document in compliance with the laws of the State of Missouri.

Bettie Johnson
Recorder of Deeds
801 E. Walnut, Room 132
Columbia, Missouri 65201
573-886-4345

THIS PAGE HAS BEEN RECORDED AS THE FIRST PAGE OF YOUR DOCUMENT – DO NOT REMOVE THIS PAGE

http://www.ShowMeBoone.com

Boone County, Missouri
Unofficial Document

BOONE COUNTY MO MAY 05 2009

Filed for record on ___, 19__ at ___ o'clock ___M in ___ County, Missouri.

Document No._____ recorded in Book ___ Page ___.

QUIT CLAIM DEED

THIS DEED, Made and entered into this 16th day of July, 1998, by and between JACK OVERTON and DORIS J OVERTON, husband and wife, party of the First Part, Boone County, State of Missouri, grantor, and to **JACK OVERTON, trustee, or successor trustee(s) of the JACK OVERTON TRUST DATED JULY 7, 1998 and DORIS J. OVERTON, trustee, or successor trustee(s) of the DORIS OVERTON TRUST DATED JULY 7, 1998, as tenants in common**, party of the Second Part, of Boone County, State of Missouri, grantee

Grantee's mailing address: 1908 Fairview Rd., Columbia, Missouri 65203

WITNESSETH, That the said 1st party of the First Part, for and in consideration of the sum of One Dollar ($1.00) and other valuable considerations paid by the said 2nd party of the Second Part, the receipt of which is hereby acknowledged, does by these presents CONVEY AND QUIT CLAIM unto the said 2nd party of the Second Part, the following described Real Estate, situated in the County of Boone and State of Missouri, to-wit

ALL THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THREE (3) LYING NORTH AND EAST OF U.S. HIGHWAY NO. 63, AND ALL OF THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THREE (3), LYING NORTH AND EAST OF U.S. HIGHWAY NO. 63, AND SOUTH OF THE ASHLAND GRAVEL ROAD EXCEPT THREE AND FIFTY-SEVEN HUNDREDTHS ACRES OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION THREE (3), DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON IN CENTER OF ASHLAND GRAVEL ROAD WHERE IT INTERSECTS NORTHERLY LINE OF RIGHT-OF-WAY OF U.S. HIGHWAY NO. 63, THENCE EAST WITH CENTER OF SAID GRAVEL ROAD SIX HUNDRED TEN (610) FEET, THENCE SOUTH FIVE HUNDRED ELEVEN (511) FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY NO. 63, THENCE NORTHWESTERLY WITH NORTHERLY LINE OF U.S. HIGHWAY NO. 63 TO THE PLACE OF BEGINNING, ALL OF FOREGOING LAND BEING IN TOWNSHIP FORTY-SEVEN (47), RANGE TWELVE (12), IN BOONE COUNTY, MISSOURI AND THE SOUTH FIFTY-SEVEN AND NINE HUNDREDTHS (57.09) ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWO (2); ALSO ONE HUNDRED FORTY-EIGHT AND SIXTY-THREE HUNDREDTHS (148.63) ACRES MORE OR LESS, A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION (3) PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION THREE (3); THENCE SOUTH EIGHTEEN AND THIRTY HUNDREDTHS (18.30) CHAINS TO THE CENTER OF U.S. HIGHWAY NO. 63; THENCE FOLLOWING THE CENTER LINE OF SAID HIGHWAY SOUTH 29 DEGREES EAST TWENTY-FIVE AND SEVENTY-FIVE HUNDREDTHS (25.75) CHAINS TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID HIGHWAY WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE EAST TWENTY-SEVEN AND FIFTY-SEVEN HUNDREDTHS (27.57) CHAINS TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH FORTY AND FIFTY-FIVE HUNDREDTHS (40.55) CHAINS TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) THENCE WEST FORTY AND TWENTY-EIGHT HUNDREDTHS (40.28) CHAINS TO THE POINT OF BEGINNING, ALL IN TOWNSHIP FORTY-SEVEN (47), RANGE TWELVE (12), IN BOONE COUNTY, MISSOURI. LESS THAT PART CONVEYED TO

http://www.ShowMeBoone.com

Boone County, Missouri
Unofficial Document

BOONE COUNTY MO MAY 05 2009

THE STATE HIGHWAY COMMISSION OF MISSOURI BY RIGHT-OF-WAY DEED DATED AUGUST 9, 1967. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF, the said 1st party of the First Part have hereunto set their hands the day and year first above written

JACK OVERTON

DORIS J. OVERTON

STATE OF MISSOURI)
) **SS:**
COUNTY OF BOONE)

On this 16th day of July, 1998, before me personally appeared JACK OVERTON and DORIS J OVERTON, to me known to be the persons who executed the foregoing instrument and acknowledged the execution of the same as a free act and deed

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia, Missouri, the day and year first above written

RUSSELL N. JAMES III
Notary Public-Notary Seal
State of Missouri
Randolph County
My Commission Expires Feb 27, 2000

Russell N. James, III, Notary Public
Randolph County, Missouri
My Commission 2/27/00

STATE OF MISSOURI)
) **SS:**
COUNTY OF BOONE)

I, the undersigned Recorder of Deeds for said County and State do hereby certify that the foregoing instrument of writing was filed for record in my office on the _____ day of _____, _____, at ___ o'clock and ___ minutes __ M , and is truly recorded in Book _____, Page _____

Witness my hand and official seal on the day and year aforesaid

_____
Recorder of Deeds

By. _____
Deputy Clerk

http://www.ShowMeBoone.com

EXHIBIT E

Zoning Boundaries

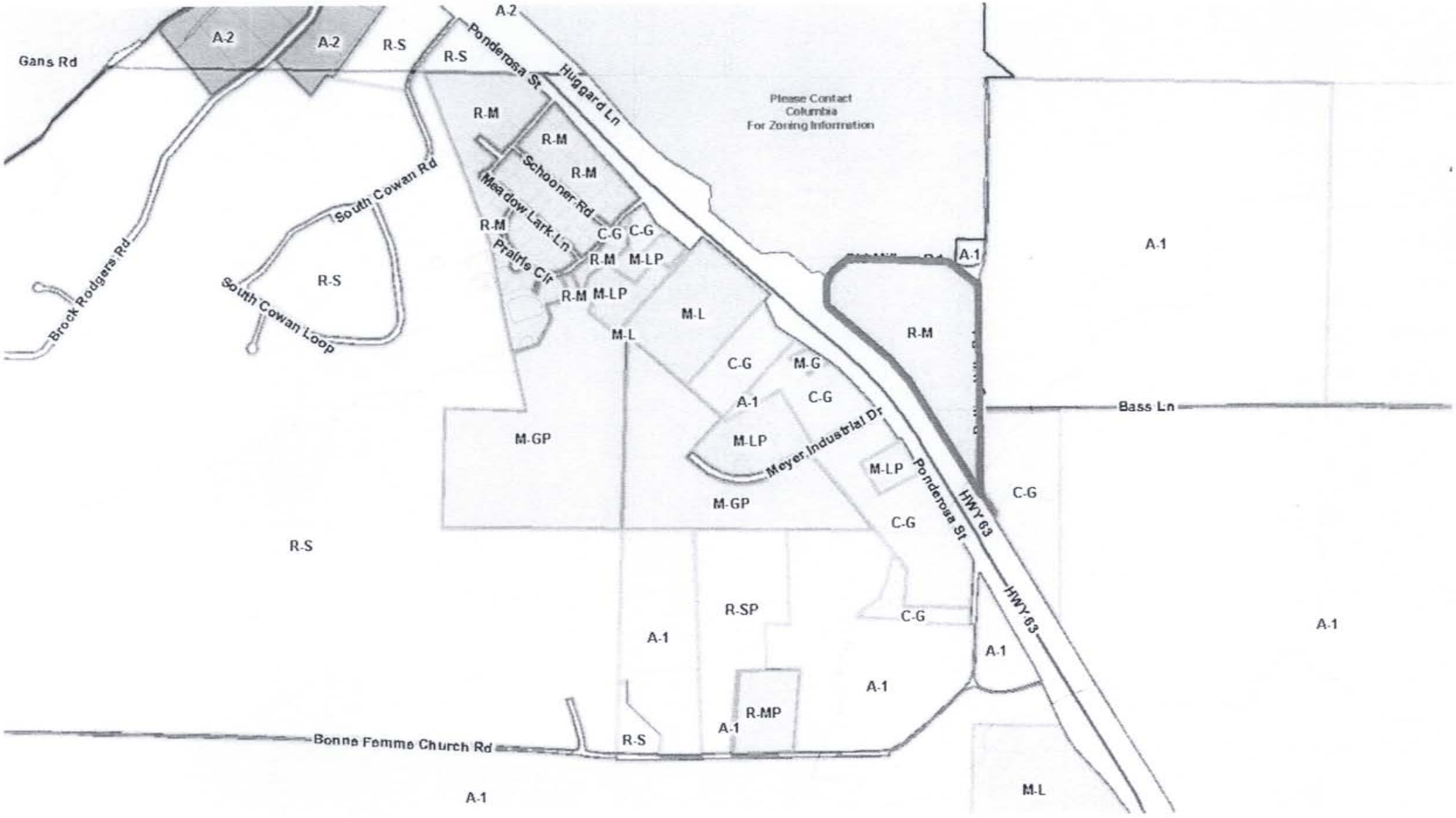
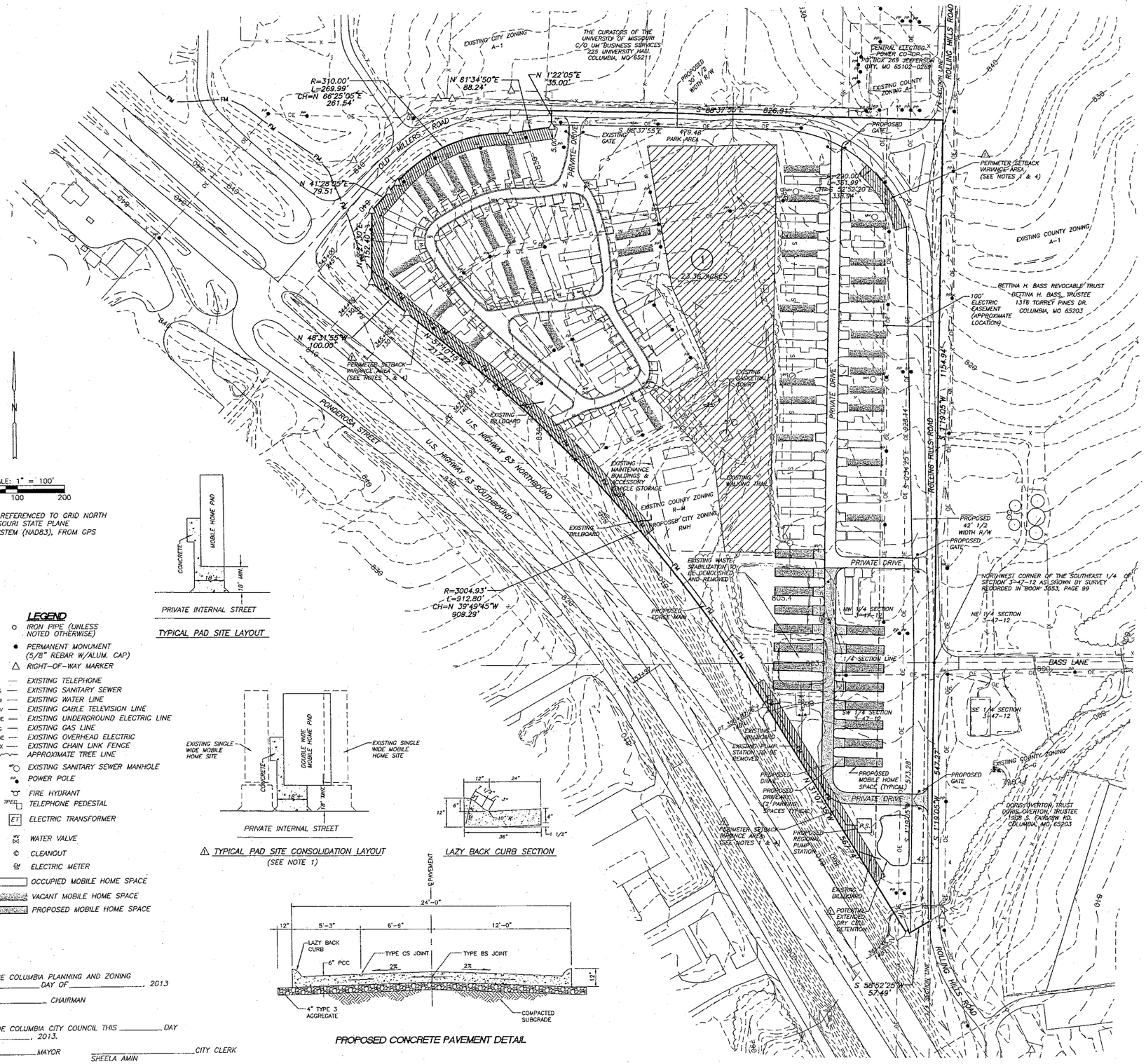

Gans Rd
A-2
A-2
R-S
R-S
A-2
Ponderosa St
Huggard Ln
Please Contact
Columbia
For Zoning Information
R-M
R-M
R-M
Schooner Rd
Meadow Lark Ln
Prairie Cir
R-M
C-G
C-G
R-M
M-LP
R-M
M-LP
M-L
M-L
A-1
A-1
R-M
South Cowan Rd
South Cowan Loop
R-S
Brock Rodgers Rd
C-G
M-G
A-1
C-G
Bass Ln
M-GP
M-LP
Meyer Industrial Dr
M-LP
Ponderosa St
HWY 63
C-G
M-GP
C-G
R-S
R-SP
C-G
HWY 63
A-1
A-1
A-1
A-1
R-MP
A-1
Bonne Femme Church Rd
R-S
A-1
M-L

EXHIBIT F

Preliminary RMH Development Plan

PRELIMINARY RMH DEVELOPMENT PLAN
HIGH HILL CIRCLE MOBILE HOME PARK
OLD MILLERS ROAD/ROLLING HILLS ROAD

BOONE COUNTY, MISSOURI



SCALE: 1" = 100'
0 50 100 200

BEARINGS ARE REFERENCED TO GRID NORTH FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM (NAD83), FROM GPS OBSERVATIONS.

PRIVATE INTERNAL STREET

TYPICAL PAD SITE LAYOUT

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- PERMANENT MONUMENT (5/8" REBAR W/ALUM. CAP)
- RIGHT-OF-WAY MARKER
- T — EXISTING TELEPHONE
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- TV — EXISTING CABLE TELEVISION LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- G — EXISTING GAS LINE
- OE — EXISTING OVERHEAD ELECTRIC
- X — EXISTING CHAIN LINK FENCE
- APPROXIMATE TREE LINE
- EXISTING SANITARY SEWER MANHOLE
- POWER POLE
- FIRE HYDRANT
- TPED TELEPHONE PEDESTAL
- ET ELECTRIC TRANSFORMER
- WATER VALVE
- CLEANOUT
- ELECTRIC METER
- OCCUPIED MOBILE HOME SPACE
- VACANT MOBILE HOME SPACE
- PROPOSED MOBILE HOME SPACE

PRIVATE INTERNAL STREET

⚠ TYPICAL PAD SITE CONSOLIDATION LAYOUT
(SEE NOTE 1)

LAZY BACK CURB SECTION

PROPOSED CONCRETE PAVEMENT DETAIL

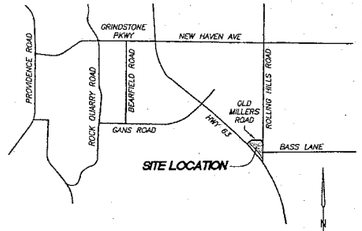
APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2013

_____ CHAIRMAN
DOUG WHEELER

APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2013.

_____ MAYOR
ROBERT McDAVID

_____ CITY CLERK
SHEELA AMIN



SITE LOCATION MAP
NOT TO SCALE

OWNER

DORIS OVERTON TRUST
DORIS OVERTON, TRUSTEE
1908 S. FAIRVIEW RD.
COLUMBIA, MO 65203

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3478, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND SOUTH OF OLD MILLERS ROAD AND CONTAINING 25.2(±) ACRES.

PARKING INFORMATION

97 EXISTING MANUFACTURED HOME SPACES:
15 PROPOSED MANUFACTURED HOME SPACES
NUMBER OF PARKING SPACES REQUIRED =
2 PARKING SPACES PER MANUFACTURED HOME SPACE =
226 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 240

DENSITY INFORMATION

97 EXISTING MANUFACTURED HOME SPACES
16 PROPOSED MANUFACTURED HOME SPACES
113 TOTAL MANUFACTURED HOME SPACES
113 SPACES/23.36 ACRES = 4.84 SPACES PER ACRE

LANDSCAPING INFORMATION

REQUIRED LANDSCAPING = 15%
TRACT IS 1,017,737 SQUARE FEET (23.36 ACRES)
15% OF 1,017,737 = 152,660 SQUARE FEET REQUIRED
PERVIOUS AREA = 720,400 SQUARE FEET (70.8%)
IMPERVIOUS AREA = 297,337 SQUARE FEET (29.2%)

CURRENT SITE LANDSCAPING IS MAINTAINED LAWN INTERSPERSED WITH MATURE DECIDUOUS TREES.

ZONING INFORMATION

EXISTING BOONE COUNTY ZONING = RM
PROPOSED CITY OF COLUMBIA ZONING = RMH

STREAM BUFFER INFORMATION

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP OF THE COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN INFORMATION

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP 29019C0295D, DATED MARCH 17, 2011.

⚠ NOTES

1. THE OWNER MAY REMOVE/REPLACE, CONSOLIDATE (CONVERT TWO SINGLE-WIDE SPACES TO ONE DOUBLE-WIDE SPACE), OR RE-ORIENT MANUFACTURED HOME SPACES WITHOUT A CITY LAND DISTURBANCE PERMIT AND WITHOUT A REVISION TO THE RMH PLAN. THE INTENTION OF THIS NOTE IS TO ALLOW THE OWNERS TO ACCOMMODATE CHANGING RENTERS ON A PER PAD BASIS. THE VARIANCES GRANTED AS A PART OF THIS RMH PLAN SHALL BE HONORED WITH REMOVAL/REPLACEMENT, CONSOLIDATION, AND RE-ORIENTATION OF MANUFACTURED HOME SPACES PROVIDED THE NEW CONFIGURATION DOES NOT WORSEN EXISTING COMPLIANCE WITH THE RMH ORDINANCE. THE PERIMETER SETBACK VARIANCE IS ONLY INTENDED TO APPLY TO THE LIMITS SHOWN ON THE PLAN. ANY PAD REVISION OUTSIDE THE PERIMETER SETBACK LIMITS SHOWN ON THIS PLAN WILL HONOR THE CURRENT PERIMETER SETBACK REQUIREMENTS.
2. INTERNAL SITE MAINTENANCE BY THE OWNER OR OWNER'S REPRESENTATIVE (INCLUDING THE REMOVAL AND REPLACEMENT OF PAVEMENT) SHALL BE ALLOWED WITHOUT A CITY LAND DISTURBANCE PERMIT AND WITHOUT INVOKING THE REQUIREMENTS OF THE CITY OF COLUMBIA'S STORM WATER ORDINANCE.
3. ASSUMING REDEVELOPMENT WITH A REQUIRED LEVEL OF SERVICE OF 3.0 AND A 75% REDUCTION IN DETENTION REQUIREMENTS, WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THE PROPOSED ADDITION WITH PERVIOUS PAVEMENT, EXTENDED DRY DETENTION, OR A COMBINATION OF BOTH.
4. THE PERIMETER SETBACK VARIANCE AREA SHOWN ON THIS PLAN ONLY APPLIES TO THE 25' DISTANCE FROM THE PROPERTY LINE. THE SCREENING PORTION OF THE VARIANCE REQUEST APPLIES TO THE ENTIRE SITE.

REVISED:
⚠ MARCH 27, 2013

STATE OF MISSOURI
WESLEY BLAKE BOLTON
NUMBER PE-2009014138
PROFESSIONAL ENGINEER

ALLSTATE CONSULTANTS
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 875-8799
ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

NOTICE OF THIS DRAWING IN ANY MANNER IS STRICTLY PROHIBITED WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS LLC

DATE
MARCH 12, 2013

JOB NUMBER
11226.01

SCALE
1"=100'

SHEET
1

I:\2013\11226.01-HIGH HILL\dwg\HIGH HILL-RMH PLAN.dwg, PRELIM RMH PLAN, 3/27/2013 2:02:37 PM

allstate consultants llc
Engineering • Planning • Surveying • Investigative • Geotechnical

March 28, 2013

Steve MacIntyre
City of Columbia Community Development
701 E. Broadway
Columbia, MO 65205

RE: Addendum to Application for the Permanent Zoning of Property
High Hill Circle – 25.2 Acres south of Old Millers Road and East of Highway 63

Dear Mr. MacIntyre,

The purpose of this letter is to provide an addendum to the Application for the Permanent Zoning of Property for the High Hill Circle Mobile Home Park. Per our recent discussions, this addendum will address two items: 1) A request for a variance from Section 29-11(f), and 2) A list of variances requested specifically for the proposed addition shown on the south end of the High Hill Circle RMH Plan.

Item 1: Variance request for Section 29-11(f)

Pursuant to discussions with City Staff regarding the RMH plan, we respectfully request a variance to Section 29-11(f) of the City of Columbia's RMH Zoning Ordinance. Section 29-11(f) states the following:

> **Section 29-11(f)** *Application to enlarge existing manufactured home parks.* Application to enlarge manufactured home parks existing on the effective date of this section shall be subject to all provisions of this section relating to requirements for new parks. Such applications shall be accompanied by plans (preliminary and then final) showing both the proposed enlargement and its relationship to the existing RMH development. When a final development plan is approved for an extension of a manufactured home park existing on the effective date of this section, the screening requirements of Section 29-11(d)(3) shall apply to the entire manufactured home park.

The purpose of the request for a variance to this section involves specifically the screening requirements and serves to supplement the previous request for a variance to Section 29-11(d)(3) *Yards* in the original application. Section 29-11(f) requires that screening be constructed for the entire manufactured home park if any part of the park is

extended (which would impose screening requirements for the existing portion of the park independent of the request for variance to Section 29-11(d)(3)).

For further general clarification, variance from the screening requirements is requested due to site constraints. Site constraints will be discussed for individual sections of the boundary starting from the south corner of the site:

South half of the west boundary (Hwy 63): This section borders US Highway 63 and the tract's elevation is significantly lower than the highway in this area. The required eight feet of screening would not provide any visual barrier as it would be well below the line of sight from the highway to the park.

North half of the west boundary (Hwy 63): Due to Right of Way acquisition for the expansion of US Highway 63, there are minimal setbacks present from the existing homes and continuous screening is not physically possible in this area.

North Boundary (Old Millers Road): This section of the boundary contains a large and well maintained open landscaping area. Only 400' of this boundary has homes backing up to the perimeter.

East Boundary (Rolling Hills Road): This section of the boundary contains an overhead electric easement that would prohibit the construction of permanent screening. The entire area from the edge of Rolling Hills Road to the rear of the homes is contained within this easement.

In addition to the aforementioned site constraints, it should be noted that this park has existed and been well maintained at this location for a significant period of time without perimeter screening. It is bounded completely by Right of Way. Pictures illustrating the appearance from the surrounding roadways are included for reference.

Item 2: Variances requested specifically for the proposed addition

Per discussions with City Staff, the purpose of this item is to detail variances requested for the proposed addition on the south end of the site as some of the variances requested in the original application will not apply to this addition. The following exceptions to the RMH standards and criteria are requested for the proposed addition:

A. Section 29-11(d)(3) *Yards* a: All manufactured homes shall be set back at least twenty-five (25) feet from all perimeter property lines of the RMH district. The setback is intended to be a landscaped open area. Parking, streets, drives, accessory vehicles and accessory uses shall not be allowed within the twenty-five (25) foot setback area. A permanent screen consisting of a masonry wall, wood fence, landscaping material, or combination thereof, at least eight (8) feet in height and, when a fence is used, not to exceed twelve (12) feet in height, shall be required around the

perimeter of the site. The required screening shall have opacity of at least eighty (80) percent year around and, if landscaping is used, the eighty (80) percent opacity shall be achieved within four (4) full growing seasons. In the event a masonry wall or wood fence is used, landscaping shall be placed between the wall or fence and the property line to form an ornamental screen. The required screening shall be maintained in good order and not allowed to exist in a state of disrepair or death. If wood fencing is used, it shall be durable in nature or treated to prevent rapid deterioration. Failure to maintain the required screening shall be considered a violation of this chapter.

The proposed addition will provide a 25' perimeter setback but a variance to the screening requirement is requested so that no additional screening will be required. Justification for this request can be found under Item 1 of this letter.

B. Section 29-11(d)(5): *Space or lot area.* Each manufactured home space or lot shall be at least four thousand fifty (4,050) square feet.

In order to for the proposed addition to integrate with the existing manufactured home park, individual lots are not delineated as part of this plan.

C. Section 29-11(d)(6): *Space or lot width.* Each manufactured home space or lot shall be at least forty-five (45) feet in width.

In order to for the proposed addition to integrate with the existing manufactured home park, individual lots are not delineated as part of this plan.

D. Section 29-11d7: *Streets.* Interior access shall be provided by public streets. Public streets shall be built to city standards and shall have sidewalks on both sides.

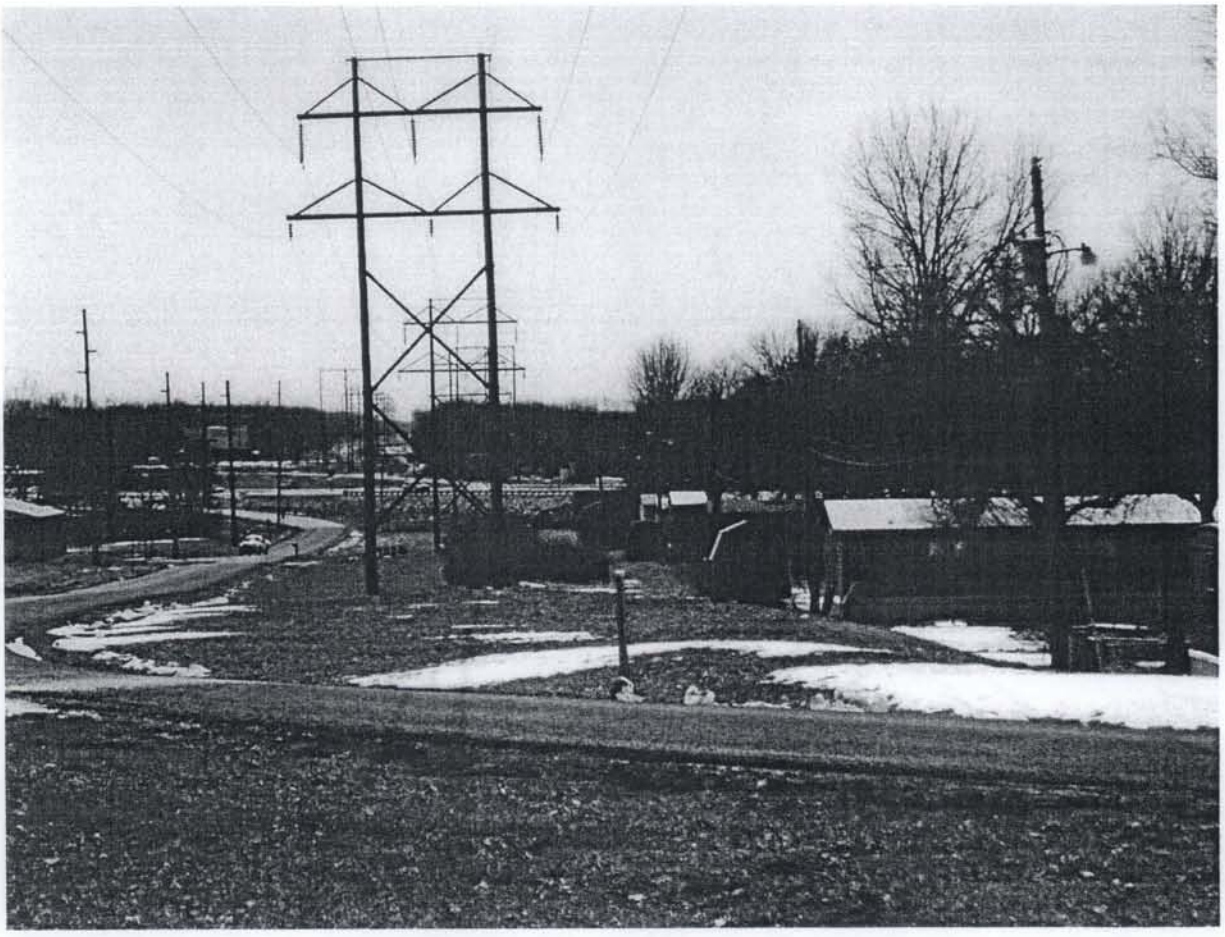
In order to for the proposed addition to integrate with the existing manufactured home park, the addition's streets are proposed to be private and constructed to the same specifications as the existing streets. Sidewalks are not present along the existing streets and they are not proposed to be constructed along the proposed streets.

Thank you for your consideration. Please let me know if you have any questions or need any additional information.

Sincerely,
Allstate Consultants LLC

Wes Bolton, P.E.









EXCERPTS
PLANNING AND ZONING COMMISSION
APRIL 4, 2013

V.) PUBLIC HEARINGS

13-29 A request by the Doris Overton Trust (owner) to annex 26.4 acres of land into the City of Columbia, and to assign RMH (Residential Manufactured Home) as permanent City zoning. A preliminary RMH development plan is included for review, as required by Section 29-11(e) of the Zoning Regulations. ***(This project was tabled at the March 21 meeting to tonight.)***

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

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends the following:

1. Approval of RMH as permanent City zoning.
2. Approval of the proposed preliminary RMH development plan, including approval of all requested variances.

MR. WHEELER: Are there any questions of Staff? Ms. Peters?

MS. PETERS: Where's the existent sewer line -- the city sewer line?

MR. MACINTYRE: The existing city sewer line is about a mile -- or I believe it's over a mile to the north. And they would actually have to pump it -- they'd have to extend that, the applicant or the developer, would have to extend that line and probably upgrade a city pumping station to pump the sewer from this up and over into the gravity lines, affluent or a sewer plan.

MR. ZENNER: Currently, that line, Ms. Peters, is serving the Discovery Ridge development, so it is just to the east of the interchange at Discovery Ridge and US 63. This original request, actually, was a much larger annexation request for about a total of 138 to 150 acres. And in the process of discussing with the applicant the appropriateness of bringing in the property further to the south and to the east of this, the request was reduced to only include the mobile home development at this time, to allow for the sewer to reach it, take the existing lagoons offline, and having the public trunk sewer in that location to further serve the remaining land that is owned by the Overtons in the future at a different annexation request. So really what we're setting up at this point is the opportunity to potentially bring in the existing auto auction parcel and then vacant land to the east of it that may be utilized for a different non-commercial purpose in the future.

MS. PETERS: And did I hear you correctly? The applicant's paying for the entire mile of sewer?

MR. ZENNER: That would be correct. That is the City's policy as well as upgrading the existing lift station that would basically be able to support the affluent flow. Chad Sayre with Allstate Engineers is here if you have detailed questions as it relates to that, but that is our understanding and that would be the standard city policy.

MS. PETERS: It was just a curiosity question. I don't think I need a lot more detail on it, but thank you.

MR. WHEELER: Mr. Skala?

MR. SKALA: Yeah. I think it's a reasonable assumption that the sewage lagoons are on the low part of this property, and that's the necessity for the pumping station to pump it up to the -- to the northern connector. Is that -- is that assumption correct?

MR. MACINTYRE: Yes. The property does drain from north to south. Actually, that open space, the half-hatched area in the center is kind of a drainage that flows from north to south through the site. But it does continue uphill all the way to Discovery Ridge.

MR. SKALA: Thank you.

MR. WHEELER: Mr. Vander Tuig?

MR. VANDER TUIG: I'm curious. Does the sewer department -- have they planned for serving this water shed with the infrastructure that was put in probably five years ago, I think, across 63? I mean, it wasn't too long ago that that trunk sewer was put in; six years, seven.

MR. MACINTYRE: That's a good question and I don't actually know the extent of the planning that went in or what they anticipated in terms of how far the City's limits would extend down this way. I would expect at some point to become impractical to have sewage pumped from a certain distance, but -- you know, a certain quantity, that that would, at some point, become impractical. However, I'm not sure of the details of how that works. As far as this project's concerned, and even the earlier request which was withdrawn and resubmitted with this smaller portion, the -- we haven't heard any comments from them expressing concerns about capacity in our overall plan to accommodate sewer that would be added.

MR. ZENNER: Again, Mr. Sayre is here with Allstate Engineering, which did coordinate design as it relates to the sanitary line and had meetings, as I understand it, when we did the preliminary review on this with our sewer authority or utility. It is, if I recall correctly -- and Chad may be able to correct Staff as well as inform you more as to the details associated with that. The capacity is not the issue. It is the pump station capacity that may need some upgrading. The line capacity exists, not necessarily the pumping capacity though, and Chad can maybe address that more for you if you have additional questions.

MR. VANDER TUIG: All right. Thanks.

MR. WHEELER: Mr. Tillotson?

MR. TILLOTSON: I had a question that was not related to sewer, so I wanted to make sure we're -- if there was any more sewer questions before I change the subject. The roads inside this area, are they all paved now or is there any gravel roads in there, any gravel driveways?

MR. MACINTYRE: I believe they are. I drove through this site and I did not see any unpaved areas. However, I think that Mr. Wendling might be able to speak on a few areas where there might be small patches of gravel, as I understand it. I haven't seen them myself, but they've been described.

MR. WHEELER: If you will, just hold off and then we'll see -- we'll get done with Staff and you can enlighten us. All right. Mr. Reichlin?

MR. REICHLIN: Could Staff briefly review what existing requirements there are for the quality of a mobile home in a park in the city? That's the first question. The second part of that question is, upon review of this existing condition, what do you -- how do you assess -- what's the Staff's opinion about whether or not the existing mobile homes there now meet the requirement of a mobile home park within the city of Columbia? So that's a two-parter.

MR. ZENNER: Well, I mean, I think, Mr. Reichlin, if I understand your question correctly, there are -- the City of Columbia will not -- if you bring a new mobile home into the city of Columbia, it must meet a particular design requirement and standard. Existing mobile homes that are brought in through annexation, such as this, are, in essence, considered grandfathered. So as it relates to the standard of what is out there today, those mobile homes that are there -- and, again, Mr. Wendling may be able to speak to this, or Mr. Sayre, as to the quality of what is there and their compliance with codes that existed when they were brought into the site. Anything that is changed out, however, must meet tie-down standards, must meet other -- sealed standards from manufacturing and a variety of other things. That's all part of our -- part of our code. As far as for infrastructure replacement or infrastructure standards internal to the development itself, such as the roadways, the expansion section, which is identified here as proposed, aside from the requested variances, such as street width, all other standards would apply. So you wouldn't be dealing with gravel streets within the new section. You may be dealing with a street that is outside of a platting right-of-way however. So not unlike what we did with --

MR. MACINTYRE: Pine Grove.

MR. ZENNER: -- Pine Grove, which is off of Clark Lane, last year -- we did a mobile home park expansion -- we allowed the existing portion of that park to remain as it was, which would be, in essence, significantly nonconforming to today's mobile home park -- or RMH standards. The new section, however, was compliant, subject to a series of variances. The mobile homes that would go into that newer section or be changed out in the older would have to meet with our current requirements. I believe it's '76 or beyond. We don't allow anything in that's older than 1976. So hopefully that answers your question. And I think the second half of that Steve may be able to answer, unless I already did.

MR. MACINTYRE: I think you answered --

MR. REICHLIN: I think you already did, yeah.

MR. ZENNER: Thank you.

MR. REICHLIN: So just to make sure I understand you correctly, as it sits right now, the majority of the homes in that park would not meet what would be expected of a current standard.

MR. ZENNER: I'd have to let Mr. Wendling speak to that. We don't know the status of each of the individual mobile homes. What we do know is in the existing portion of the park there is a desire to take out single-wide units and replace them with larger double-wide units, which would be more

contemporary under today's standards, as well as accommodate the needs of the tenants that are desiring to occupy the community that is here. So you will likely see an upgrade of the units over time as they eliminate single-wide lots that may only have a 12- or 14-foot wide unit on them with a double wide, which may be a standard of 32 by whatever length. So they will probably see a progressive upgrade of the park over time. This is not your typical RMH request to eliminate the park. It is basically to bring it in into compliance, subject to the series of variances, to allow for this particular type of product to exist for the residents. There is no desire at this point, to our knowledge, to eliminate the park at any point in the future for other types of development.

MR. WHEELER: Are there any other questions of Staff? I have one. So RMH under our pyramid is a higher classification than multi-family, R-3. Is that not correct?

MR. MACINTYRE: It's a planned district technically.

MR. WHEELER: Okay. Let me rephrase my question. Would we not be allowing multi-family zoning under RMH?

MR. MACINTYRE: (Shook head.)

MR. WHEELER: No. They'd have to come back and request the zoning change.

MR. MACINTYRE: Right. It's a separate district, stand alone.

MR. WHEELER: Okay. All right. And so, in that case, then the variances we're granting today would have no bearing on that. They'd have to ask for that later. So setbacks within a new zoning classification would be --

MR. MACINTYRE: Correct. Yes. That's correct.

MR. WHEELER: Okay. All right. Thanks for correcting me. I appreciate that. Any other questions of Staff? We'll open public hearing. Oh, sorry. Ms. Peters?

MS. PETERS: One question of Staff: Is the neighboring property already annexed into the city?

MR. MACINTYRE: I'm sorry. Did you say the neighboring park?

MS. PETERS: Neighboring property, which I believe is Channel 8 or the University of Missouri.

MR. MACINTYRE: Oh, yes. To the north, that property is in the city and, of course, they do need to be contiguous, which they are by crossing Old Mill -- Old Millers Road.

MS. PETERS: Okay. Thank you.

MR. WHEELER: That brings up a question there. Are they going to utilize Mr. Wendling's new sewer line?

MR. MACINTYRE: That's a good question. I don't know.

MR. WHEELER: Just curious.

MR. MACINTYRE: I don't believe there's any development on that site currently, so it might actually be up toward Discovery Ridge where the -- where they are using the line currently. As far as future development on those sites, I suppose it's possible.

MR. WHEELER: Mr. Vander Tuig?

MR. VANDER TUIG: Well, I'll just follow up. Is -- I read this in the Comprehensive Plan draft, so I should remember, but what is the policy for reimbursement of sanitary sewer tie-ins? I thought I read something about that, but that poses an interesting twist when it's a force main.

MR. ZENNER: You're referring to the Green Line -- the Green Line process or the Green Line policy that exists. If I recall correctly, there is a 20-year recapture or 20-year time frame in which that line can -- the developer can recuperate. I believe it is an option within the city code if it is to serve other adjacent property. And I'd have to -- I'd have to look into that specifically. We don't often get asked that question, so I apologize. But it does -- there's a procedure that exists within the code that would allow for the developer to recapture their investment over a 20-year window.

MR. VANDER TUIG: All right. Thanks a lot.

MR. WHEELER: Are there any other questions of Staff? All right. Now, we're going to open the public hearing.

PUBLIC HEARING OPENED

MR. WHEELER: Our rules of engagement are the primary speaker will get six minutes. Subsequent speakers will get three minutes, and that's true of the applicant and any opposition.

MR. TAYLOR: Thank you. Garrett Taylor, 1103 East Broadway; I represent the Doris Overton Trust, the applicant there. Chad Sayre with Allstate Consultants is going to hand out a presentation we've got, which I'm not going to go through the full presentation because most of it's contained in the Staff report. However, I do want to give out this presentation for the sole purpose of flipping through for everyone to see the photos -- and those photos of the park begin on Page 11 -- because I want everyone to see that the High Hill Circle Mobile Home Park is a very well maintained, crime free, affordable housing park that, again, the -- we can discuss -- or Mr. Wendling can get up here and discuss it, but most of the homes -- maybe a couple of them would not meet the City's standards. As you'll flip through, you'll see these homes are very nice, newer homes. And, again, I don't know if that's addressed some of your questions that you had, Mr. Reichlin, in regards to the quality of the homes and I don't know that that's even what you were asking. But one of the main things I wanted to do was to get this presentation in front of you so you could have photos of the existing High Hill Mobile Home Park. I know there were also some questions in regards to sewer, so I'll set Chad Sayre from Allstate come up as well. But before I sit down, I just wanted to know if there was any questions.

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

MR. TAYLOR: Thank you.

MR. SAYRE: My name is Chad Sayre and I work at Allstate Consultants at 3312 Lemone Industrial Boulevard. And as far as the sewer, this process started back in the fall, and the reason for us -- the motivation, if you will, is the lagoon itself is ready for a permanent renewal. We have conditions on that for improvements and we are recommending to eliminate this discharge and eliminate this lagoon. And the difference between now and five years ago is that the city sewer is about a mile closer now than what it was even five, six -- someone brought it up -- six -- about six or seven

years ago. And so in meeting with the sewer administration and also the Planning Staff on numerous times, our proposal is to put in a -- basically what will become a regional pump station and pump through a force main. Our current goal is to go across the University of Missouri property, which is the majority of the easement area that we would need. Mrs. Overton already has a current agreement with the University and Boone County actually where we pump the affluent currently over the hill, if you will, into the Gans watershed. And so that was one of the -- Commissioner Skala, back in the watershed trading days in the Clinton administration and we used that to defer this until the sanitary sewer was closer. So right now it's motivation -- we are recommending this as a regional solution that's a permanent solution and the City's current policy would require the developer to pay 100 percent of that cost. So that's our current proposal and recommendation to the Overton family. So it is about 7,000 feet. Right now the believe is we won't have to upgrade the current pump station, looking at the hydraulics with the city staff that the actual requirement would be that we'd be able to tie into the existing force main, which is short and then goes into a large gravity main. And they had already accounted for some off-watershed capacity, if you will, need there in their standard sizing. So we don't have a capacity issue is the believe of the current -- currently, but we still have to do final plans and it has to go through the city process. So the other thing about gravel drives: Currently you'll find -- and we learned a lot. It's been -- it's been some time since the City and everybody has gone through this process. And back in the mid 90's I was involved in that and had more hair and several of you were too. And so -- but those have evolved. And this really is structured -- it's a planned zoning. It allows us to, you know, do what the tenants want, and that is they don't want large yards, they don't want their own lot. I lived in a mobile home park that's now gone, Columbia Regency, for three and a half years, my wife and I, when I was in college. And the maintenance -- the Overtons run a very tight ship. And they have all pavement except for one area and that's around a maintenance building. They have a maintenance area that meets the city requirement from the standpoint exceeds a lot of what we think are important city requirements as far as accessory vehicle parking. And I know Staff would tell you it's very clean. It's daily maintenance. They have a full-time maintenance person that takes care of all these things. As far as the codes for the homes, you'll find out there that -- I think you would have to -- I don't know that there's any. But their pads exceed requirements. They're all required to be tied down to meet the state requirement from that perspective. And you won't see -- if you've noticed, you know, you won't see them on the news whenever other places are incurring damage from wind and weather and stuff because they have a -- they have quite an operation out there. They've owned it for almost four decades. The homes are modernized regularly, you'll see. They have families that live there because they don't have to mow a big yard. And all of the fees, if you will, are included in their lot fee, and their lot fee is quite competitive. It's -- or it's quite low. And part of the reason -- I talked to Doris -- Mrs. Overton just today and it was because of the economy and also because she's been waiting to see what the solution is here so she can absorb these -- help absorb these costs and still maintain competitive, affordable rates. So then -- so there is some gravel and it's around the maintenance

building. But they currently have -- meet or exceed all of the concrete requirements, all the street requirements. They do all the snow pushing. There's -- like I say, there's a firm here tonight even that takes care of all that, so -- so I want you to know that the driving force is really because we want to remove this facility from the Bonne Femme and plan for the future. We're going to size this pump station, our best -- we're going to work with the City Staff and size the pump station so that it'll follow your current development procedures, where the City will have to approve its capacity, its layout, the easements. All of those things will have to be approved before this will become final. Is there anything else I could help answer while I'm here as far as questions?

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

MR. VANDER TUIG: Is the lift station going to be turned over to the jurisdiction too?

MR. SAYRE: Yes. Yes. It'll have to meet the current City requirements. The pump station improvements that Steve or Pat was talking about was not with the upgrade -- it is an upgrade, but the City requires that we communicate -- that this new pump station that will be placed at the lower side of the proposed area will have to communicate with the other pump station. And there's a telemetry requirement that the Public Works staff has told us about from the beginning that we haven't resolved yet. But there is some upgrades, but not as far as pumping capacity. It -- we're not going to affect its pumping capacity.

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

MR. SAYRE: Thank you.

MR. WHEELER: Are there any other speakers?

MR. WENDLING: Good evening, Commissioners and Staff. My name's Steve Wendling; I've got offices at 555 East Green Meadows Road, Suite 9. And I came up for you to take shots, but first I'd just like to state that the Overtons -- Mrs. Overton happens to be my mother-in-law, so -- and they've owned this property for 46 years. It's been a mobile home court almost that entire time. And one of the things that we do -- and I'll interject here: We also own and operate Richland Heights Mobile Home Court, the last mobile home court inside the city limits that was accepted and built to city standards, so we're very familiar with everything that goes into it and what's going to need to be accomplished over time. But one of the things, we take a lot of pride in the courts. We have a sign posted that says, We have rules; if you can't comply, don't apply. And we're very adamant about that. Some of the homes, there may be one or two in there that don't meet the current aging, but one of the things that the Overtons have always tried to accomplish is to have affordable living. And they're not going to force someone to move out when they can't afford to by telling them they have to upgrade their home. We do have arrangements with the mobile home dealership that will give them discounts in order to help and assist that. As Chad said, the lot rents are probably the lowest around. It's 167.50 and 175 per month. We provide a 10 percent discount for seniors. So we try to go above and beyond on everything that we can do. The -- eight to ten years ago, my father-in-law, Jack Overton -- sorry. It's four years ago today he passed away. He put a walking trail in eight to ten years ago for the mobile home court

for the tenants -- and that's long before it got to be the rule of the day to put it in -- so they'd have someplace to go and exercise, where kids could go ride their trikes and things and not be in the street. And so one other thing is that one of our rules is that we don't allow any pets over 40 pounds and -- to the point that my own daughter, I had to move her out because she had a pet pound dog that she had adopted and he got to be about 45 to 50 pounds. She did. Still has the dog, it's a great dog, but she couldn't live in the court. So if you have any other questions, I'd be more than happy to address them.

MR. WHEELER: Are there any questions of this speaker? Thank you, Mr. Wendling.

MR. WENDLING: Thank you.

MR. WHEELER: All right. Are there any other speakers on this item tonight?

PUBLIC HEARING CLOSED

MR. WHEELER: Commissioners, discussion? Mr. Skala?

MR. SKALA: Well, I guess I'll start. I think that most of the questions about the sewer connections have been answered adequately. Certainly the Staff has -- the Staff recommendation is for approval here. What strikes me over the -- as you might know, over the past few weeks I have visited many mobile home parks or RMH parks, and they range from -- from not -- not so good to really, really nice. One of the ones that comes to mind is the one in back of Home Depot, which is a really nice park. And I'm very concerned -- we have always been concerned in this group and lots of others about affordable housing. That's a very compelling argument. We -- we've found lots of these parks have closed for various reasons. So that's a compelling argument certainly. And the other compelling argument that I see has to do with the drainage and the removal from the Bonne Femme Creek idea. And we are always seeking to improve the sewage capacity in terms of closing down some of these lagoons and so on. So from those two perspectives, I certainly am inclined to take the Staff recommendation and recommend approval of this proposal.

MR. WHEELER: Mr. Vander Tuig?

MR. VANDER TUIG: Well, I agree that the mobile home looks like a nice development. I do have concerns, and I'll kind of address stormwater. I mean, this is -- this is, you know, the Bonne Femme watershed, and I kind of view this as a major stepping stone into very much increased development in that watershed. And maybe that's more of a annexation question than a land-use question. But we were just talking about the -- you know, the urban service boundary and that sort of thing in our discussion about the Comprehensive Plan. And it seems to me that it's staring us in the face right now, you know, as to what decisions we make here with this one, so -- and the other kind of concerning thing I have is that the tax -- you know, the taxpayer is going to be paying for the infrastructure that's put in place here. And while you could argue that there's going to be, eventually, enough tax base here to pay that back, I did -- I was part of the design of the lift station at Discovery Ridge, and it really was just sized to accommodate the future growth of Discovery Ridge. So ultimately, as new development occurs out there, we'll see it'll just be a chain effect where, you know, this infrastructure will have to be upgraded and upgraded and so that's a big -- that's a big piece -- you

know, chunk to chew here as far as the decision regarding this development. The development itself looks fine. It's just maybe particularly the location on the outskirts of the city, so I'll be curious to see what other Commissioners think about that.

MR. WHEELER: Mr. Reichlin?

MR. REICHLIN: I'm going to preface my comments with a confession: I didn't ever really think I'd take a position regarding a gateway to Columbia, but I'm prepared to do one this evening. Back 46 years ago, Highway 63 was a two-lane thoroughfare to go from Jeff City to Columbia to Moberly. And a lot of the areas that we have mobile home parks in now are a throwback to that era. As heartwarming as this story may be regarding the family's ownership and such like that, it's hard for me to envision that going forward 10, 15, 25 years that -- I'll quote/unquote it as a legitimized in the city RMH zoning, is going to be a positive effect on potential growth in the area. And as a result I find it -- although, as much as I am in support of affordable housing, I'm not going to be able to support this development.

MR. WHEELER: No one wants to speak?

MR. STRODTMAN: I'll go next.

MR. WHEELER: Mr. Strodtman, thank you.

MR. STRODTMAN: I plan on supporting the project. I'll echo a couple of points spoken earlier. You know, the -- obviously getting it off the watershed, getting it into the city sewer is important and the distance and obviously the developer paying for that infrastructure cost 100 percent are important. And I'll just echo the affordability of this housing type. I'm not for sure -- I mean, obviously not every-- this isn't going to fit everywhere, work everywhere, but I think it works well here and I think it's an appropriate use, so I plan on supporting it.

MR. WHEELER: Mr. Tillotson?

MR. TILLOTSON: I really don't have anything to say other than I'm just going to echo Mr. Skala and Mr. Reichlin's comments. I think it's -- works for Columbia and I'm going to support it.

MS. PETERS: I think it's a delicate balance. I do agree that this is pushing the boundary and I think that's a tough issue as far as future growth for Columbia. I think affordable housing though is very important. Getting the lagoon out of production and into something of a main line sewer I believe is important. I do have a little bit of a concern about stormwater management coming off the future site, but from what I read, Staff feels comfortable with that. So I will be going with Staff's recommendation, although I totally understand the gateway to Columbia.

MR. WHEELER: Dr. Puri?

DR. PURI: I think that the location where it is, I think it works. I understand what Mr. Reichlin is trying to convey. And I think at the point where it is, I think it's okay and it's a clean facility and well-maintained. And I think it's better to channelize this sewage system rather than into lagoons. Eventually that will be a problem. So I'll support this.

MR. WHEELER: Okay. My comment: The Overtons run a tight ship on these -- on their courts. I've been through a number of them and they do run a nice facility. I personally don't think -- in

the eight years that I've been here, we've never, to my knowledge, went -- or had someone request RMH zoning. We have on a number of occasions had someone want to go the other way with multi-family, and I would be willing to predict that at some point this one will as well. And because of that I think I'm actually more comfortable, although I don't want to see it taken out because affordable housing is a huge issue in Columbia. But I would predict at some point it probably would be, and because of that I'm probably more inclined to support it because multi-family right long side of the highway would seem to be fairly appropriate as far as a gateway to the city. Although, I, too, understand what you're saying there. So I'm supportive of this. I definitely get what Mr. Vander Tuig is saying about pushing our southern boundary. It's interesting that in our conversations on that East Area Plan, this is below what we were talking about, so this -- or to the south of what we were talking about, so here we are already exceeding that limit. And I wonder if it would fit into what Staff is characterizing as an urban service boundary as well. I have a feeling it's south of the line they've drawn for our new plan. However, that said, I do think it's important to get rid of the lagoons. I suspect that there's an issue there or we wouldn't be addressing it now. And as far as the variance requests, it does seem to me that we're -- especially when it come to screening, there's not a great deal to screen it from. So I think we will need to handle this -- unless there's additional comments, we will need to handle this zoning and then the plan and if we're going to support the variances. Am I correct, Mr. Zenner?

MR. ZENNER: The plan and the variances can be handled together.

MR. WHEELER: Right. Yeah. Mr. Skala?

MR. SKALA: I just had a kind of a question of Staff. One of the comments that was made is kind of provocative, and that is that the RMH zoning designation has essentially a tighter restrictive format than some of the others. And perhaps, I guess, as we go along in this process, we may address that at some point when we take up some of these rezoning questions. But do you have any idea what the reason for that or the source or that's just the way it's been or is there some -- do you have any insight into that, why that's different?

MR. MACINTYRE: Well, I don't have any direct -- certainly I wasn't here when it was written --

MR. SKALA: Yeah.

MR. MACINTYRE: -- and I --

MR. SKALA: Most of us weren't.

MR. MACINTYRE: -- haven't spoken to anyone involved with it directly. However, the suggestion was made to me by I believe another staff member that it may have been one of those situations where at the time the idea was perhaps to try to discourage this type of use in some cases. And this is purely speculation, however, that might be the case with regard to --

MR. SKALA: Interesting.

MR. WHEELER: He said that a little nicer than I would've. All right. Someone want to take a stab at a motion here or any further discussion? Please. Ms. Peters.

MS. PETERS: I would make a motion to recommend approval of Case 13-29, Doris Overton Trust permanent zoning. Recommendation would be to follow Staff's recommendations of approval for residential manufactured housing as permanent City zoning and approval of the proposed preliminary -- yeah?

MR. WHEELER: And then we'll do --

MS. PETERS: Okay.

MR. WHEELER: We need to handle it in two, so --

MS. PETERS: Okay.

MR. WHEELER: So you're recommending approval of the zoning request?

MS. PETERS: Yep.

MR. WHEELER: Is there -- Mr. Strodtman?

MR. STRODTMAN: (Indicating.)

MR. WHEELER: Motion's been made and seconded. Discussion on the motion? When you're ready.

MR. VANDER TUIG: We have a motion and a second for approval of Case 13-29 to annex 26.4 acres of land into the City of Columbia, and to assign RMH (Residential Manufactured Home) as permanent City zoning. And that is with the variances a well, per City Staff or --

MR. WHEELER: We're going to handle the zoning separately and then we'll do the plan and --

MR. VANDER TUIG: Variances after.

MR. WHEELER: So we're just doing the zoning.

MR. VANDER TUIG: Oh. Variances are relative to the plan. Correct? Okay. All right. Very well.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Peters, Dr. Puri, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Wheeler. Voting No: Mr. Reichlin, Mr. Vander Tuig. Motion carries 6-2.

MR. WHEELER: All right. So I cut you off. Would you like to

MS. PETERS: Would move for approval of Case 13-29, Doris Overton Trust, preliminary [sic] zoning, approval of a preliminary Residential Manufactured Housing plan and all requested variances.

MR. TILLOTSON: (Indicating.)

MR. WHEELER: Mr. Tillotson. Motion is made and seconded. Discussion on the motion? When you're ready.

MR. VANDER TUIG: We have a motion and a second for the second part of Case 13-29 for the approval of a preliminary RMH development plan including the variances per the Staff's report and their recommendations.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Peters, Dr. Puri, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Wheeler. Voting No: Mr. Reichlin, Mr. Vander Tuig. Motion carries 6-2.

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