

**NOTICE & AGENDA FOR  
City of Columbia, Illinois – Plan Commission  
Meeting, Monday, January 20, 2020  
@ 6:30pm  
Columbia City Hall, 3<sup>rd</sup> Floor Auditorium  
208 South Rapp Avenue  
Columbia, Illinois**



- 1. Call to Order**
- 2. Roll Call & Establish Quorum**
- 3. Approval of Minutes**
  - a) December 09, 2019 Plan Commission Minutes \***
- 4. Public Input**
- 5. Public Hearing**
  - a) Request from Southern Illinois Development, LLC to establish a Community Unit Plan Type B (CUP-B) on Parcels #04-23-318-017-000, #04-23-318-018-000, #04-23-318-019-000, and #04-23-400-001-000, generally located northeast of the State Route 3 & 158 interchange. \***
- 6. New Business**
- 7. Old Business**
  - a) Request from JLP Homes to rezone Parcel #04-15-102-004-000 from A-1 to R-5 and establish a Community Unit Plan Type A (CUP-A) on Parcel #04-15-102-004-000 and portions of Parcels #04-15-100-002-000 and #04-15-100-020-000. \***
- 8. Committee Reports**
- 9. Staff Reports & Communications**
- 10. Adjourn**

\* Denotes supporting document(s) in agenda packet.

**Next Plan Commission Meeting: February 10, 2020**

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION  
OF THE CITY OF COLUMBIA, ILLINOIS  
HELD MONDAY, DECEMBER 9, 2019 IN THE CITY HALL AUDITORIUM

1. **CALL TO ORDER**

The Plan Commission meeting of the City of Columbia, Illinois held Monday, December 9, 2019 was called to order by Chairman Bill Seibel at 6:35 P.M.

2. **ROLL CALL & ESTABLISH QUORUM**

Upon roll call, the following members were:

Present: Chairman Bill Seibel and Commissioners Caren Burggraf, Tony Murphy, Doug Garmer, Russell Horsley, Pete Ingold, Lauren Nobbe and Andrea Yochum, Amy Mistler.

Absent: None

Quorum Present.

Administrative Staff Present: Director of Community Development Scott Dunakey and Administrative Assistant Jackie Hausmann.

Administrative Staff Absent: None.

3. **APPROVAL OF MINUTES**

A. Minutes of the Monday, October 14, 2019 Plan Commission Meeting were submitted for approval.

**MOTION:**

It was moved by Commissioner Doug Garmer and seconded by Commissioner Andrea Yochum to approve the minutes (with the correction of the spelling of Huebner) of the Monday, October 14, 2019 Plan Commission Meeting as presented and on file at City Hall. On roll call vote, Chairman Seibel and Commissioners Caren Burggraf, Tony Murphy, Doug Garmer, Russell Horsley, Pete Ingold, Lauren Nobbe and Andrea Yochum voted yes; Amy Mistler abstained. **MOTION CARRIED.**

4. **INPUT FROM RESIDENTS**

None

## 5. PUBLIC HEARING

- A. Request to rezone property located at 655 Valley Drive from A-1 to R-5, in conjunction with establishment of a CUP-A (Community Unity Plan) for the same and adjoining properties.

Chairman Bill Seibel asked if any Commission Members have any communication with citizens regarding this request. Commissioner Garmer noted he was contacted by a friend, but he was unaware of any information, and referred him to the City website. He did not feel there was any reason why he could not vote.

Director of Community Development Scott Dunakey began the discussion by referring to the Staff Report noting the applicant is JLP Homes, LLC; the current owner of the property encompassing 9.27 acres is Gerald A. & Darlene C. Goudey Revocable Living Trust; located at 655 & 706 Valley Drive. The current zoning is A-1 agricultural district & R-5 one-family dwelling district; current land use is agriculture & single-family residential. The proposed zoning is R-5 one-family dwelling district with a Community Unit Plan Type "A" (CUP-A) and the proposed land use is single-family residential subdivision. The reason for the request is to allow the development of a single-family residential subdivision. The CUP-A is requested to allow smaller lots dedicated senior housing, while providing an average lot size consistent with the R-5 base zoning. The proposed development would add up to 28 new dwelling units at a lower density than allowed by the zoning code. The primary transportation impacts of the proposed development will be seen on Eckert Lane, which is currently a dead-end local residential street. The subject property is under contract, with the sale contingent upon approval of the requested zoning.

Scott Dunakey recommends approval of the request subject to the following conditions: 1) development shall occur in a manner substantially consistent with the Concept Site Plan submitted with the application, 2) approval shall be revoked if the applicant fails to receive City approval of a final subdivision plat and improvement plans within one year of the adoption of the approving ordinance; 3) restrictive covenants shall be provided for the subdivision that require lots 7-26 to be dedicated to senior housing, as proposed herein.

A discussion and questions followed which included: (a) has a variance been requested for a side yard; (b) 6 of 20 lots exceed the minimum area requirement (c) has there been a request for deviations from side yard requirements (d) how would the senior housing be set up (e) will the current structures be demolished.

Developer's agent Jim Vogt, Heneghan & Associates engineering services spoke on behalf of applicant and addressed questions concerning: 6 foot side yards required (12 feet between each house), not aware of maintenance of pond but everyone in subdivision would have access, current owner will also have access as it is split, lot 27

access would use 30 foot strip that goes out Eckert Lane, have not done studies of drainage to lake, entire development should be involved in HOA, lot 28 has access to private lane, will drainage off of lake by lot 22 and dock be a potential problem with flooding - no analysis has been done at this time, no analysis on current dam.

## **PUBLIC COMMENTS**

The following spoke in favor: Tracy Swell, Jan Goudey. Comments in favor include: can't afford taxes so owner needs to sell, problems with narrow streets is a problem everywhere in Columbia, can't stop growth, this is not the only area in Columbia where homes are separated by 12 feet, in order to bring taxes down – we need more growth, drainage comes from the top of the hill – not the subdivision.

The following spoke in opposition: Barb Lepp, Debbie Dillon, Marie Hargis, Steve Starr, David Bodinet, Heather Schaefer, Adam Newcom, Matt Schaefer. Comments in opposition include: current traffic going onto Rueck Road is very difficult, additional houses will make it worse, , narrow road is dangerous for families and children living in the area playing in the street, if anyone parks on Eckert Land or March Court it is difficult for cars and trash trucks to pass, residents already park on both sides of the street making it difficult for two-way traffic, roads are in bad shape and have not been well maintained by the City, cannot take more traffic, senior living will bring more ambulances and care givers, believe this will negatively affect value of homes, too many houses proposed in this subdivision, proposed one-way road seems unsafe, will add additional traffic trying to get onto Main St. which is already difficult, infrastructure and drainage already has issues, proposed homes seem too close, seems to be all about profit, anticipate construction disruptions and requests for running phone & utility lines, why is proposed road into subdivision not lined up with March Court - could cause a lot of chaos, how will they enforce no parking on the street, how will senior living be enforced, how would they handle the HOA, Valley Drive currently has flooding issues and concerned about additional flooding, does not see this as a Columbia vision/way, not always about making money, we should stay true to our community, would like more information on the senior housing; are there any plans to do a traffic study.

Comments from Board members: would like to see fewer, larger lots/homes and a better layout, could ingress/egress be directly across from March Court, could Valley Lane be used as ingress/egress instead, don't like the limited access on lot #28, concerned about limited access and one way street, senior homes don't make sense – many concerns and don't think this is a good place for senior homes, anticipating 4 parking spaces for each residence, too many questions and concerns to make a decision the way it is presented.

Scott Dunakey suggested taking the comments to the developer to see if he would be willing to make some changes.

**MOTION:**

Motion was made by Commissioner Lauren Nobbe and seconded by Commissioner Doug Garmer to table the request to the next the Regular Meeting of the Columbia Plan Commission held Monday, January 13, 2020 at 7:00 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

**6. NEW BUSINESS**

None

**7. OLD BUSINESS**

None

**8. COMMITTEE REPORTS**

None

**9. STAFF REPORTS & COMMUNICATIONS**

**10. ADJOURN**

Since there was no further business to discuss, Chairman Seibel entertained a motion to adjourn.

**MOTION:**

Motion was made by Commissioner Lauren Nobbe and seconded by Commissioner Doug Garmer to adjourn the Regular Meeting of the Columbia Plan Commission held Monday, December 9, 2019 at 8:38 P.M. On roll call vote, all Commissioners present voted yes. **MOTION CARRIED.**

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Bill Seibel, Chairman

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Amy Mistler, Secretary

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Minutes by Jackie Hausmann, Administrative Assistant



# ZONING MAP AMENDMENT (REZONING) APPLICATION

(See Instruction & Requirements on Page 3)

*\$350  
DEC-9-2019  
CITY OF COLUMBIA, IL  
4354*  
City of Columbia  
208 S. Rapp Ave.  
Columbia, IL 62236  
618.281.7144 x 105

## 1. Applicant Information:

Name:	Southern Illinois Development LLC	Phone #:	618-972-9572
Address: 1311 Hartman Lane, Belleville, IL 62222			
Email:	marty@hubbardconst.com		

## 2. Property Interest of Applicant:

Owner <input checked="" type="radio"/>	Contract Purchaser <input type="radio"/>	Leaseholder <input type="radio"/>	Other:
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## 3. Property Owner Information (if different than applicant):

Name:	Hubbard Investment Fund LP	Phone #:	618-972-9572
Address: 1311 Hartman Lane, Belleville, IL 62222			
Email:	marty@hubbardconst.com		

*An amendment to the official zoning map is requested as follows:*

## 4. What is the present land use and zoning district of the property?

Land Use:	Single Family Residential
Zoning District:	R-3

## 5. What is the proposed land use and zoning district of the property?

Land Use:	Single Family Residential
Zoning District:	R-3 with CUP-B

## 6. Reason for amendment:

*Parcels requested to be changed.  
#04-23-318-019-000  
#04-23-400-001-000*

#04-23-318-017-000  
#04-23-318-018-000  
added per applicant request on 12/18/19

I certify that all of the above statements/information and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbia for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

*Marty Hubbard*  
Applicant Signature (Mandatory)

*12-9-19*  
Date

*Marty Hubbard*  
Property Owner Signature (Mandatory)

*12-9-19*  
Date

**Office Use Below**

Amendment Request #:	ZMA-9-081
Date:	12/9/19

Ordinance No.:	
Date:	

**PAYMENT**

Amount Due:	\$350
Date Paid:	12/9/19

Cash:	
Check #:	4356
Credit Card:	

Date set for public hearing:

~~1/13/20~~

1/20/2020

Notice published in the Republic Times on:

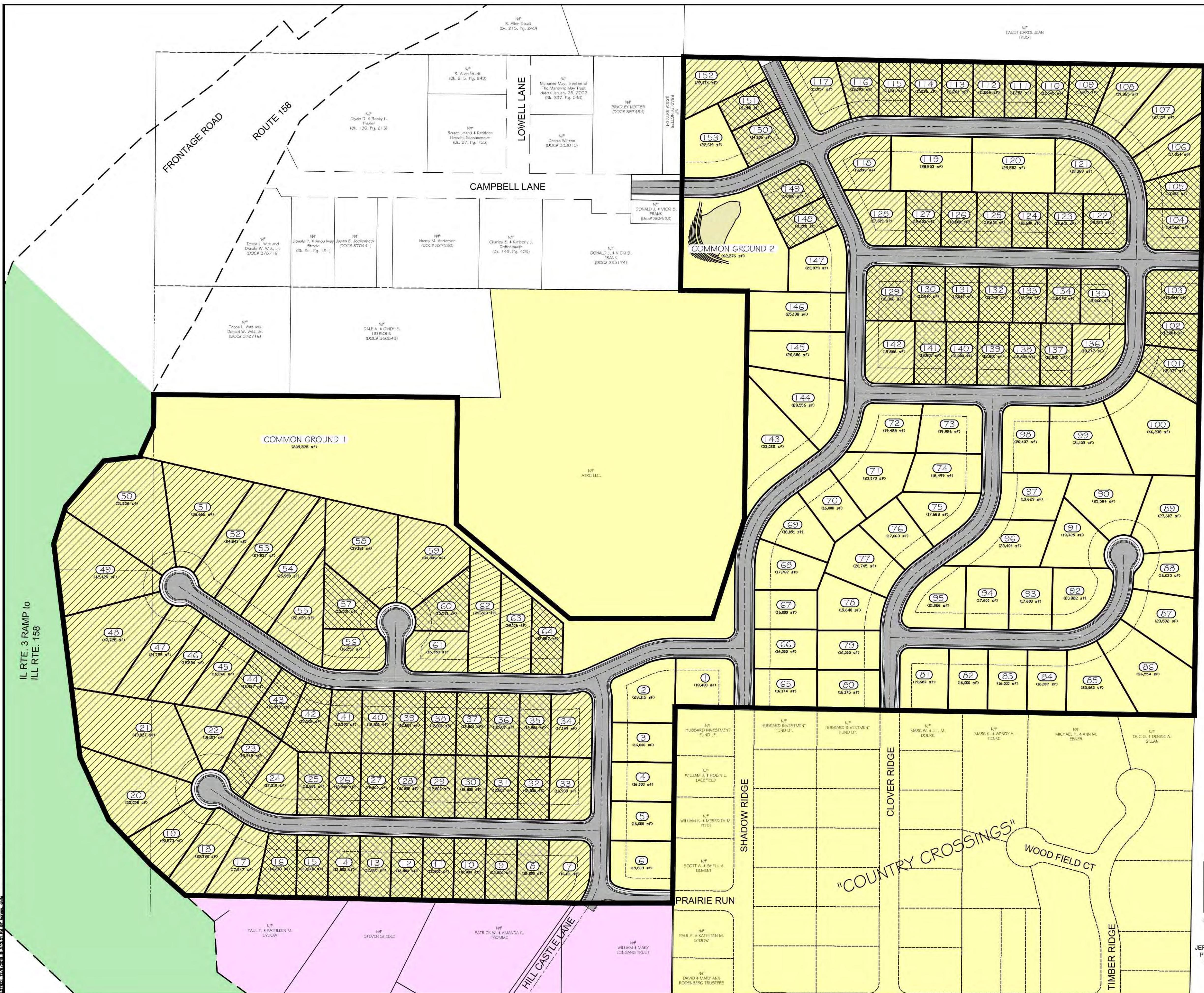
~~1/1/2020~~

Notice posted bulletin board/window & website on: 1/1/2020 bulletin board / 1/6/2020 website

Recommendation of Plan Commission	
	Denied
	Approved
	Approved with modification
Date of determination:	

Action by Columbia City Council	
	Denied
	Approved
	Approved with modification
Date of determination:	

**SOUTHERN ILLINOIS DEVELOPMENT, LLC  
CONCEPT SITE PLAN FOR  
COMMUNITY UNIT PLAN "B"  
CITY OF COLUMBIA  
MONROE COUNTY, ILLINOIS**



#### AVERAGE LOT AREA PER LOT

16,000 sf per lot - required for R-3

CUP-B Boundary = 3,658,385 sf

Street = - 518,565 sf  
3,139,820 sf Common Ground 2 = 62,276 sf

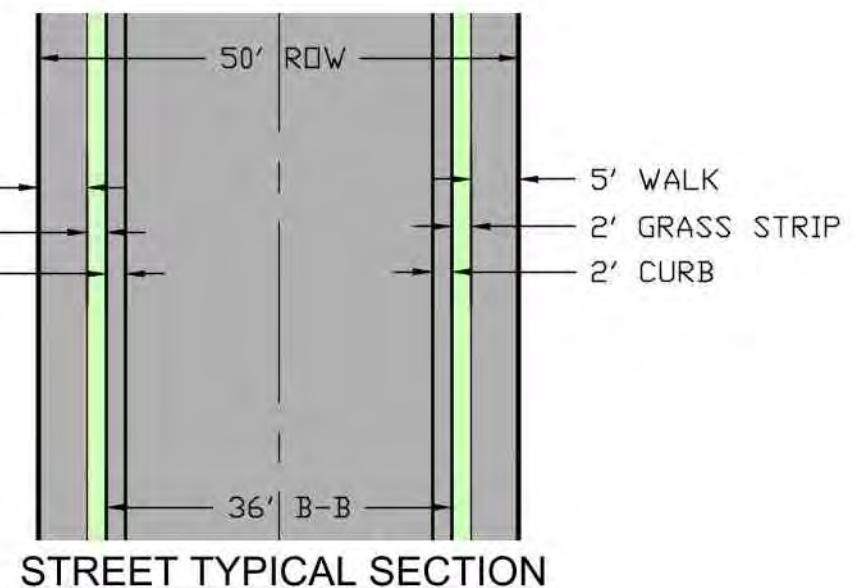
3,139,820 sf /153 lots = 20,522 sf/lot avg.

#### RECREATIONAL AREA

250 sf per family unit - required

$$250 \times 153 = 38,250 \text{ sf - required}$$

Common Ground 2 = 62,276 sf



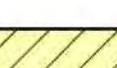
The CUP-B consists of 153 lots that are currently zoned R-3. However, the width of 37 of the lots are reduced to meet the R-4 zoning requirements while still having an overall square footage that meets the R-3 zoning requirements and the width & area of 66 lots are reduced to meet the R-4 zoning requirements. The lots immediately adjacent to the existing Country Crossings Subdivision conform to the R-3 zoning requirements and creates a buffer between the existing subdivision and the reduced sized lots. The reduction in size creates lots which are better suited and more marketable for the property on the west and north which is adjacent to and closer to the highways and commercial zoned property. The reduction in lot size also allows for additional lots which will help to offset the cost of the purchase of additional property with an existing house as well as the engineering and construction costs for the secondary access road, required by the City, to Route 158 via Campbell Lane. Although the size of some of the individual lots is proposed to be reduced below the minimum lot size allowed in an R-3 district, an average lot size of 20,500 sf will be provided throughout the development. This exceeds the minimum 7,500 sf lot size allowed in a CUP-B while maintaining an average lot size that is consistent with the density requirements of the R-3 zoning district.

All of the lots shall be a minimum of Brick Front (BF) and 33% of the lots shall have 3-Side Brick (B3).

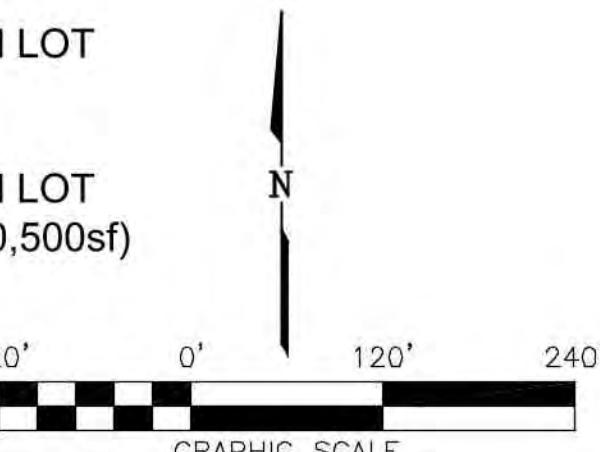
## **EXISTING ZONING**

- R-3 DEVELOPED TO DISTRICT STANDARDS (50 LOTS)
- C-3 ZONING
- A-1 ZONING

## PROPOSED COMMUNITY UNIT PLAN

- COMMUNITY UNIT PLAN "B" BOUNDARY
-  - REDUCE TO R-4 MINIMUM LOT WIDTH (80') ( 37 LOTS)
-  - REDUCE TO R-4 MINIMUM LOT WIDTH (80') AND AREA (10,500sf) (66 LOTS)

DECEMBER 6, 2019



HA

**HENEGHAN AND ASSOCIATES, P.C.  
ENGINEERS-SURVEYORS**

www.haenqr.com

DESIGN FIRM NUMBERS: IL:184-002692, EXPIRES APRIL 30, 2021  
MO: 001310, EXPIRES DECEMBER 31, 2019

MO. 001310, EXPIRES DECEMBER 31, 2019

JERSEYVILLE, ILLINOIS 62052      COLUMBIA, ILLINOIS 62236      STREET CENTRALIA,  
PHONE NO. (618) 498-6418      PHONE NO. (618) 281-8133      ILLINOIS 62801 PHONE NO.  
FAX NO. (618) 498-6410      FAX NO. (618) 281-8290      (618) 533-6525 FAX NO.      ARNOLD,  
PHONE NO.      FAX NO.

11/13/2018 11:45 AM Page 1 of 10  
FAX NO. (618) 458-8410 FAX NO. (618) 237-3233 (618) 533-5525 FAX NO. (618) 533-6652 HA FILE

HA FILE

A FILE NO. 60810-20  
SHEET 1 OF



# Staff Report & Recommendation

## Request for Zoning Map Amendment (Rezoning)

### APPLICANT/PROPERTY INFORMATION

**Applicant Name:** JLP Homes, LLC (the application is attached)

**Applicant is:**  Owner  Leaseholder  Purchaser  Other: \_\_\_\_\_

**Owner Name:** Gerald A. & Darlene C. Goudey Revocable Living Trust

**Property Address:** 655 & 706 Valley Dr.

**Current Zoning:** A-1 Agricultural District & R-5 One-Family Dwelling District

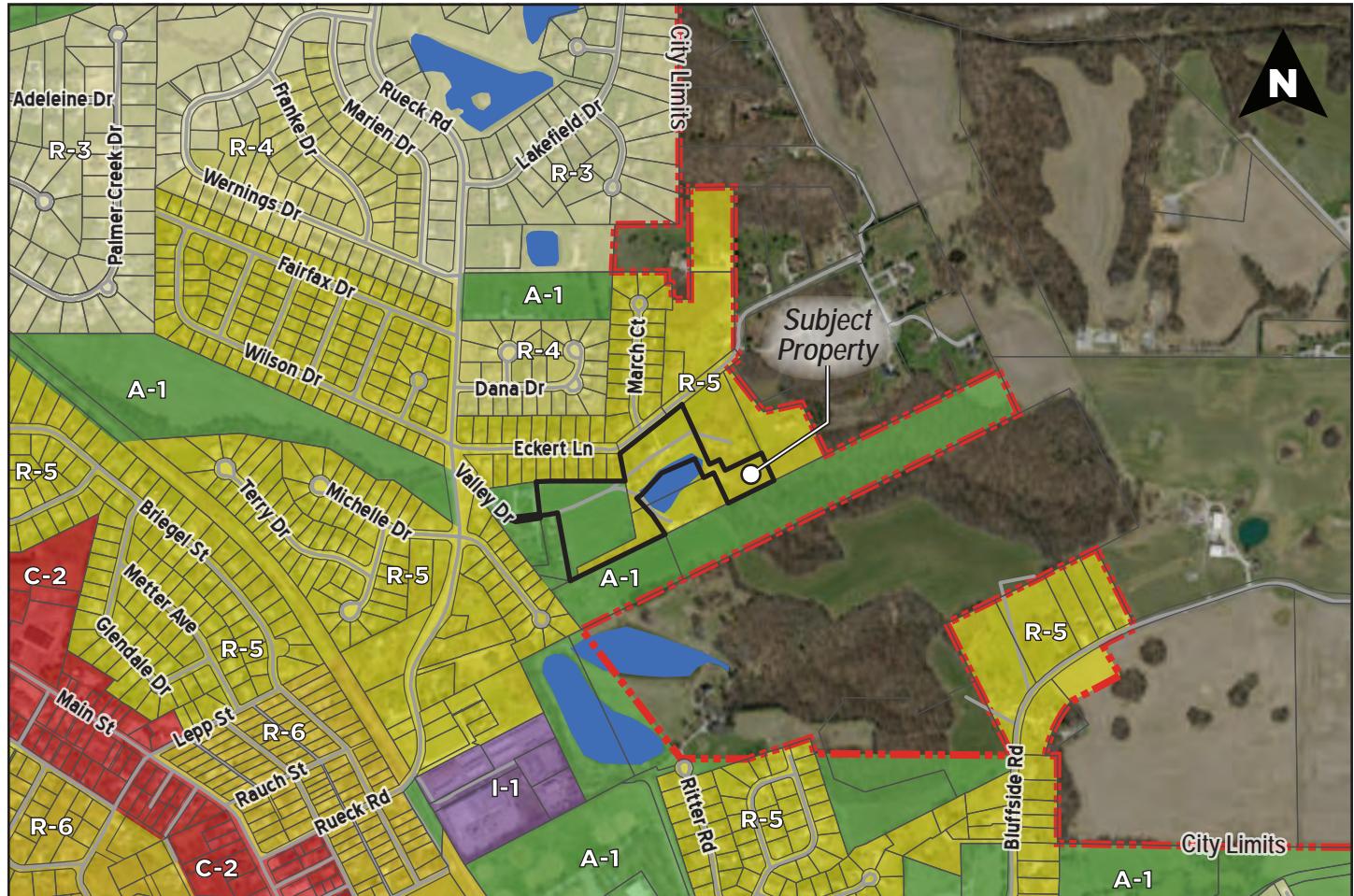
**Current Land Use:** Agriculture & Single-family Residential

**Proposed Zoning:** R-5 One-Family Dwelling District with a Community Unit Plan Type "A" (CUP-A)

**Proposed Land Use:** Single-family residential subdivision

**Reason for Request:** To allow the development of a single-family residential subdivision. The CUP-A is requested to allow smaller lots dedicated senior housing, while providing an average lot size consistent with the R-5 base zoning.

### VICINITY MAP



## PROPERTY PHOTOS



1

**Photo 1** - View to the south from Eckert Ln. toward eastern portion of subject property.



2

**Photo 2** - View of existing structures on subject property from Eckert Ln.



3

**Photo 3** - View west down Eckert Ln. from existing driveway.



4

**Photo 4** - View east down Eckert Ln. from existing driveway.



5

**Photo 5** - View of existing house north of pond.



6

**Photo 6** - View to the east toward pond from Valley Dr.

## PROPERTY PHOTOS



7

**Photo 7** - View to the southwest from the dam.



8

**Photo 8** - View to the west from the dam.



9

**Photo 9** - View to the east from the dam.



10

**Photo 10** - View of existing house south of pond from the dam.



11

**Photo 11** - View of existing house north of pond from the dam.



12

**Photo 12** - View west down Valley Dr. toward Rueck Rd.

## PROPERTY PHOTOS



13

Photo 13 - View east down Valley Dr.



14

Photo 14 - Intersection of Rueck Rd. & Eckert Ln.



15

Photo 15 - Intersection of Rueck Rd. & Valley Dr.

## ANALYSIS

### Existing Conditions

The subject property encompasses 9.27 acres comprised of all of Monroe County parcel #04-15-102-004-000 and portions of parcels #04-15-100-002-000 and #04-15-100-020-000. Parcel #04-15-102-004-000 is zoned A-1 Agricultural district and is undeveloped, but the portion south of Valley Dr. is used to grow hay. Parcels #04-15-100-002-000 and #04-15-100-020-000 share a pond that receives an unnamed stream that drains property to the east. These parcels are both zoned R-5 and each is developed with a single-family residence.

Properties to the north and west are developed with single-family homes and generally zoned R-5. However, the 3 parcels that share access to Valley Dr. are zoned A-1. The properties immediately south are zoned A-1, undeveloped, and used for agricultural purposes. The properties to the east are single-family homes developed on 2- to 4-acre lots. The Columbia city limit boundary is approximately 400 ft. east of the subject property on both sides of Eckert Ln.

### Proposed Development

The subject property is under contract, with the sale contingent upon approval of the requested rezoning. If approved, the applicant intends to develop a single-family residential subdivision, with a portion dedicated to senior housing.

The applicant proposes to rezone parcel #04-15-102-004-000 to R-5 One-family Dwelling district, which would match current zoning on the portions of the other 2 parcels being purchased. Please reference the *Proposed Zoning and Community Unit Plan* "A" exhibit in the attached rezoning application for details.

The irregular shapes of the subject parcels as they exist, present challenges for development. So, the applicant is proposing to exchange the southwest portion of parcel #04-15-100-020-000 for a portion of the pond and levee in parcel #04-15-100-002-000, which would remain with the current owner. The applicant is seeking to establish a Type A Community Unit Plan (CUP-A) over the resulting subject property. The *Concept Site Plan for Community Unit Plan "A"* exhibit in the attached rezoning application illustrates the proposed development configuration.

The CUP-A is an overlay zoning district provided for in Section 17.48.010 of the Columbia Zoning Code. It is intended to be used in conjunction with a standard residential zoning district (in this case R-5) to overcome atypical site conditions, such as irregular lot shape or topography. The intent is to allow deviations from the requirements of the base zoning district so a site may be developed in spite of the existing atypical conditions.

In this case, the applicant is seeking to deviate from the minimum 8,500 s.f. lot area, 70-foot lot width, and 120-foot lot width requirements of the R-5 district for lots 7 - 26 as depicted in the concept site plan. These lots would be developed with "villas" intended as senior housing. The concept would provide a "no maintenance" lifestyle for seniors. The villas will be individually-owned single-family units sold at market rate, with exterior maintenance provided by a property owners association. The remaining lots would exceed the minimum lot area and size requirements of the R-5 district, to result in a generous average lot size over 13,000 s.f. The zoning code requires a CUP-A to provide 250 s.f. per lot for recreation area. The proposal provides 11,606 s.f. of recreation area in Common Ground 1, which will have a fishing dock.

A new residential street would provide access to Eckert Ln. for lots 4-26. A standard two-way street segment is proposed intersecting with Eckert Ln. providing access to lots 4-6. This would split into a looped one-way street segment providing direct access to lots 7-26. Lots 1,2,3, and 27 would have direct access to Eckert Ln. Lot 28 is the only lot that would continue to have access to Valley Dr., which is a private street.

### Public Notice & Feedback (through Dec. 6, 2019)

Public notice of the proposed rezoning was published in the Republic-Times on November 20, 2019. The publication date was 19 days prior to the scheduled public hearing, which satisfies the statutory 15 - 30 days advance notification requirement.

On November 19, 2019, a notification letter was sent by regular mail to the owners of the 3 subject property parcels and the 17 property parcels immediately adjacent to the subject properties.

The City has received 2 phone calls expressing opposition to the proposed rezoning. City staff also exchanged email correspondence with 2 individuals seeking information about the proposed rezoning.

**Land Use Impacts of Proposed Zoning/Use**

The majority of adjacent properties and those in the immediate vicinity are zoned R-5 and developed with single-family homes. The proposed development would add up to 28 new dwelling units at a lower density than allowed by the zoning code. Furthermore, at an average lot size of 13,026 s.f. per lot, the proposed development will be less dense than the neighboring residential subdivisions. Therefore, the proposed development is consistent with the overall pattern of development in the general vicinity and will result in minimal land use impacts.

**Transportation & Utility Impacts of Proposed Zoning/Use**

The primary transportation impacts of the proposed development will be seen on Eckert Ln., which is a dead-end local residential street. Eckert Ln. connects to Rueck Rd. and runs east/northeast through the city limits extending into unincorporated Monroe County. The entire length of Eckert Ln. is approximately 4,500 feet. A total of 57 single-family homes access the transportation network via Eckert Ln. There are no current traffic counts available for Eckert Ln. However, based on average trip generation of 10 trips per day (Institute of Transportation Engineers Trip Generation Report, 8th Edition; Use Code 210), the existing traffic volume of Eckert Ln. can be assumed at approximately 570 vehicles per day.

The proposed detached senior housing (ITE Use Code 251) will generate about 4 trips per day per unit. The 20 senior housing units can be estimated to generate approximately 80 new trips per day on Eckert Ln. In addition, the 7 new single-family homes (ITE Use Code 210) will generate about 70 new trips per day. The proposed development will add a total of approximately 150 trips per day to Eckert Ln., which is estimated to have a post-development traffic volume of 720 trips per day, an increase of about 26% from pre-development traffic. Generally, 1,000 vehicles per day is considered a comfortable volume for a two-lane local residential street. Therefore, the proposed zoning and future development will have a minor impact on local transportation facilities.

Existing 8-inch sanitary sewer mains run along the south side of Eckert Ln. and Valley Dr. An 8-inch water main runs along the north side of Eckert Ln. and a 6-inch water main runs along the north side of Valley Dr. Therefore, the site is well served with both public water and sanitary sewer. These utility mains have ample capacity to serve the site for the foreseeable future. Therefore, the proposed zoning and potential future development will have no discernible impact on public water supply or sanitary sewer capacity.

## FINDINGS

### Uses and Zoning of Nearby Property

As outlined in the Analysis Section of this report, the requested R-5 zoning in conjunction with the proposed CUP-A is compatible with adjacent land uses, zoning, and overall land development pattern in the immediate vicinity.

### Extent to which Subject Property Value is Diminished by Current Zoning

The portion of the subject property zoned A-1 is undeveloped and used only to grow hay. Only 2 homes exist on the portion of the property zoned R-5. The atypical lot configuration hampers development potential absent deviations from the minimum lot area and size requirements of the R-5 zoning district. The current zoning likely contributes to diminishing the subject property's value.

### Negative Impact on Subject Property Value vs. Public Health, Safety & Welfare

The subject property is underutilized and underdeveloped, which negatively impacts the property value. The analysis indicates minimal impacts can be anticipated from the development, as proposed. Therefore, approving the requested rezoning will benefit the property owner with little negative impact to the overall health, safety, and welfare of the community.

### Public Gain vs. Hardship to Subject Property Owner

As currently zoned and configured, the subject property is difficult to develop and generates little tax revenue, but still must receive municipal services, such as police protection. The proposed zoning would facilitate development of the subject property, allowing it to be utilized more efficiently and help broaden the local tax base. Approving the requested rezoning will alleviate a hardship to the property owner while providing net benefits to the public.

### Suitability of Subject Property for Proposed Zoning

The existing configuration make the lot difficult and cost-prohibitive to develop as currently zoned. Rezoning the A-1 zoned portion of the subject property, in conjunction with the proposed CUP-A for the site will help overcome the challenges and allow the property to be developed in a manner consistent with the development pattern in the immediate vicinity. Because the surrounding properties had similar pre-development conditions, the subject property is suitable for the requested zoning and consistent with the overall development pattern.

### Length of Time Subject Property has Remained Vacant as Zoned

The A-1 portion of the property has not allowed the subject to be developed in a manner consistent with the surrounding area. Current zoning has hampered the site's development potential, especially considering the lot configuration.

### Consistency with the Community Vision & Planned Land Uses

The Columbia 20/20 Master Plan encourages infill growth in areas served by existing infrastructure. The use of CUPs is supported as a means of promoting a wider range of housing types, such as the proposed senior housing. The proposed zoning is consistent with the community's land use plan and vision.

### Community Need for Proposed Use

We lack senior housing, particularly independent living opportunities that allow seniors to age in place as a vital part of the Columbia community. The proposed use helps fill a community need for senior housing.

## STAFF RECOMMENDATION

Based on the information, analysis, and findings contained in this report, staff recommends that the request to rezone the subject property be:

**DISAPPROVED/DENIED**

**APPROVED AS SUBMITTED**

**APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:**

1) Development shall occur in a manner substantially consistent with the Concept Site Plan submitted with the application. 2) Approval shall be revoked if the applicant fails to receive City approval of a final subdivision plat and improvement plans within one year of the adoption of the approving ordinance. 3) Restrictive covenants shall be provided for the subdivision that require lots 7-26 to be dedicated to senior housing, as proposed herein.

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Additional Comments:

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## REPORT CERTIFICATION

I hereby submit this report and certify that the review has been conducted in an unbiased and objective manner. The analysis and recommendations contained herein represent my professional judgment, interpretation of the City of Columbia Zoning Code, and understanding of the information furnished by the applicant or discovered in the course of my review. Any recommendations herein are advisory in nature and provided solely for the consideration of the Columbia Plan Commission and City Council.

Report prepared and submitted by:



Scott A. Dunakey, AICP  
Director of Community Development &  
Zoning Administrator

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December 6, 2019

Date

**City of Columbia**

P.O. Box 467

208 South Rapp Avenue

Columbia, IL 62236-0467

Phone: (618) 281-7144

BUILDING &amp; ZONING

NOV 5 2019

BUILDING &amp; ZONING

NOV 05 2019

PAID

NOV - 5 2019

REQUEST FOR ZONING AMENDMENT**Instructions to Applicants:**

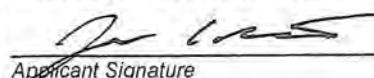
To request a change in either the zoning map or text, a **Zoning Amendment Request Application** must be completed and a public hearing held. If the applicant is requesting that his property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet.

- **Reason for zoning amendment:** Normally there are only two reasons for a change in zoning:
  - 1) The original zoning was in error.
  - 2) The character of the area has changed to such an extent as to warrant rezoning.The burden of providing substantiating evidence rests with the applicant.
- **Application:** Please submit completed Request for Zoning Amendment Application to Columbia City Clerk's Office.
- **Site Plan:** If applicant is requesting that property be rezoned, a site plan must be included with the application indicating rezoning area.  
~~\$400.00~~  
\$350.00
- **Fee:** A fee of ~~\$400.00~~ for the zoning amendment request must be paid by the applicant upon submitting this application to the City Clerk's Office.
- **Public Hearing:** A public hearing will be scheduled within a reasonable time with the Plan Commission and Zoning Board of Appeals. A notice of this hearing will be published in a newspaper of general circulation in the local area at least fifteen (15) days and not more than thirty (30) days before the hearing. The applicant will be notified by mail of the date, time and location of the hearing at least ten (10) days prior to the hearing date. The applicant or his duly authorized agent must appear at the hearing and present his case to the Board of Appeals/Plan Commission.
- **Approval Process:** The Board of Appeals/Plan Commission makes its recommendation, within ten (10) days following the public hearing, to the City Council for final action. Two-thirds of the aldermen holding office are required to adopt the necessary ordinance granting the amendment. An ordinance is required to approve the zoning amendment.

All information 1) requested below, 2) site plan, and 3) fee payment must be provided to the City Clerk's Office before a hearing will be scheduled, or a review of the Zoning Board of Appeals and Plan Commission will be conducted.

Applicant is encouraged to visit the office of the Zoning Administrator for any assistance needed in completing this application.

*I have read the information above regarding a Request for Variance:*

  
Applicant Signature10/30/19  
Date

## REQUEST FOR ZONING AMENDMENT

**1. Applicant Information:**

Name: JLP Homes LLC Phone #: (618) 939-4638

Address: 208 N. Main St - Columbia IL

**2. Property Interest of Applicant:**

Owner  Contract Purchaser  Leaseholder  Other: \_\_\_\_\_

**3. Owner Information (if different than applicant):**

Name: GERALD A Gaudrey and Darlene C Gaudrey Revocable Living Trust Phone #: (314) 606-2958  
 Address: Parcel # 04-15-102-004 - 000 / 04-15-100-002-000 / 655 VALLEY DR. COLUMBIA, IL 62236

**4. An amendment to the Zoning Ordinance is requested as follows:**

**A.  Amendment to text:**

It is requested that Section \_\_\_\_\_ of the Zoning Ordinance is amended as follows:

Reason for amendment: \_\_\_\_\_

**B.  Amendment to map:**

What is the present land use and zoning district of the property?

Land Use: Agriculture

Zoning District: A-1

What is the proposed land use and zoning district of the property?

Land Use: Residential

Zoning District: R-5 CUPA

Reason for amendment: \_\_\_\_\_

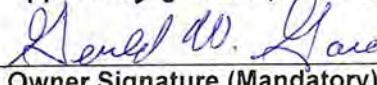
I certify that all of the above statements/information and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Columbia for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.



Applicant Signature (Mandatory)

10/30/19

Date

  
Owner Signature (Mandatory)

10/31/19

Date

Request Conditional  
UPON Property being Sold to applicant.

Zoning Variance Request - 5/17

**This page for office use only**

Amendment Request #:	
Date:	

Ordinance No.:	
Date:	

Date set for public hearing: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Notice published on: \_\_\_\_\_

Newspaper: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Date: \_\_\_\_\_

**Recommendation of Plan Commission**

Denied  
 Approved  
 Approved with modification

Date of determination: \_\_\_\_\_

**Recommendation of Zoning Board of Appeals**

Denied  
 Approved  
 Approved with modification

Date of determination: \_\_\_\_\_

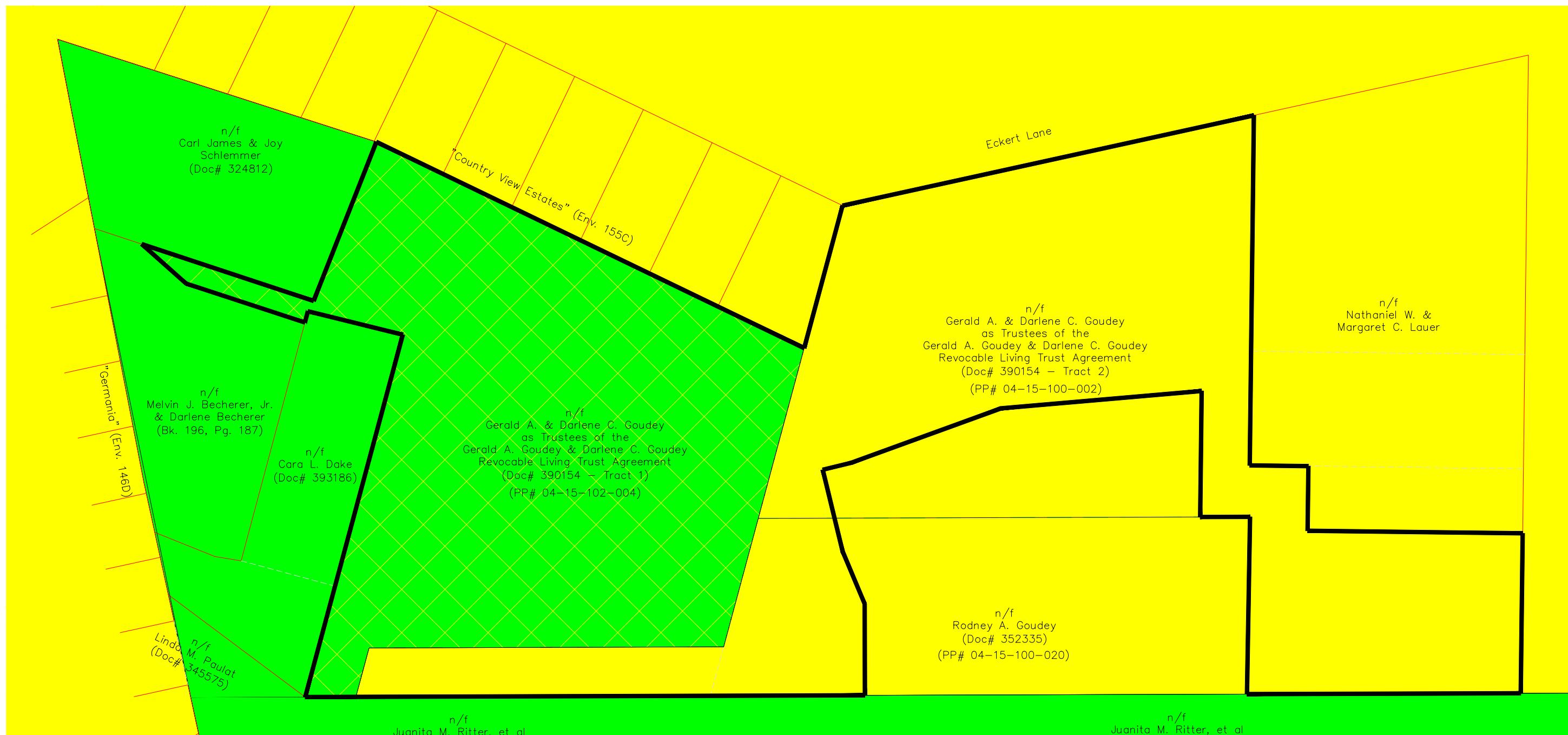
**Action by of Columbia City Council**

Denied  
 Approved  
 Approved with modification

Date of determination: \_\_\_\_\_

Action	Date
Public Hearing Notice sent to newspaper	
Public Hearing Notice posted on bulletin board	
Sent packet to Plan Commission	
Sent packet to ZBA	
Sent info to City Council	

# ECKERT LANE GOODEY PROPERTY PROPOSED ZONING AND COMMUNITY UNIT PLAN "A"



EXISTING A-1 (AGRICULTURAL DISTRICT)  
PROPOSED R-5 (ONE-FAMILY DWELLING DISTRICT)



A-1  
AGRICULTURAL DISTRICT



R-5  
ONE-FAMILY DWELLING DISTRICT

PROPOSED COMMUNITY  
UNIT PLAN "A" (CUP-A) BOUNDARY

PLAT PREPARED FOR  
JLP Homes, LLC

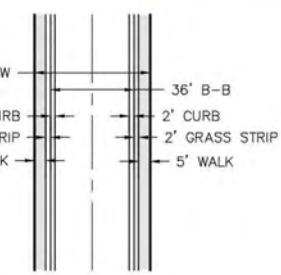
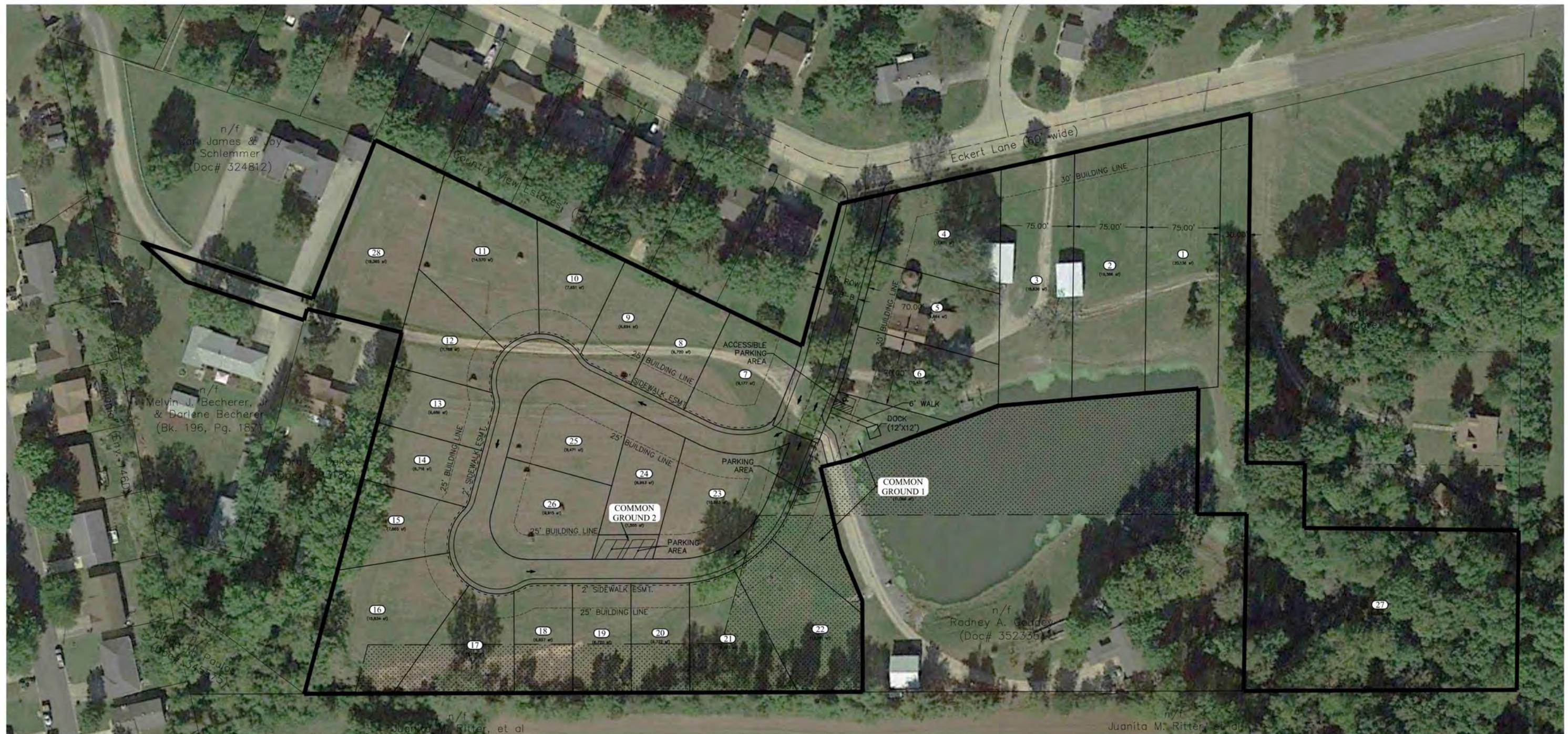
SURVEYED:	HENNEGHAN AND ASSOCIATES, P.C. ENGINEERS AND SURVEYORS 304A Vadan Drive Columbia, Illinois 62236 (618)281-8133 FAX: (618)281-8290 www.henngn.com		
DRAWN:	HENNEGHAN AND ASSOCIATES, P.C. ENGINEERS AND SURVEYORS 304A Vadan Drive Columbia, Illinois 62236 (618)281-8133 FAX: (618)281-8290 www.henngn.com		
CHECKED:	HENNEGHAN AND ASSOCIATES, P.C. ENGINEERS AND SURVEYORS 304A Vadan Drive Columbia, Illinois 62236 (618)281-8133 FAX: (618)281-8290 www.henngn.com		
APPROVED:	HENNEGHAN AND ASSOCIATES, P.C. ENGINEERS AND SURVEYORS 304A Vadan Drive Columbia, Illinois 62236 (618)281-8133 FAX: (618)281-8290 www.henngn.com		
PROJECT NO.:	60055-202	DATE:	NOVEMBER 12, 2019

SCALE: 1" = 50'

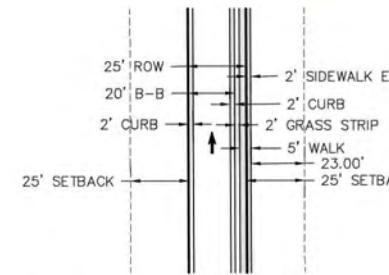
50' 0' 50' 100'

ASSUMED N

# **ECKERT LANE GOUDAY PROPERTY CONCEPT SITE PLAN FOR COMMUNITY UNIT PLAN "A"**



TWO-WAY STREET  
TYPICAL SECTION



ONE-WAY STREET WITH NO PARKING  
TYPICAL SECTION



#### TYPICAL VILLA LOCATIONS

AVERAGE LOT AREA PER L

8,500 sf per lot - required for F

CUP-A Boundary = 403,928 s

Street 33,188 S

364,740 sf /28 lots = 13,026 sf/lot

## RECREATIONAL AREA

250 sf per family unit - required

$$250 \times 28 = 7,000 \text{ sf - required}$$

Common Ground 1 = 11,066 sf

## COMMUNITY UNIT PLAN "A"

The CUP-A will consist of 2 different marketable lot types. Lots 1-6 provide larger lots for affordable home products geared towards new families and 2nd time home buyers that want to stay and grow their family in Columbia. These lots sizes are consistent with neighboring developments that connect back into the community.

Lots 7-26 will be high demand lots for the aging citizens of the community that want to age in place comfortably, close to their families. The no maintenance life style and properly designed homes will allow for a quality of life at an affordable price. The tree line section of the development creates a natural defined comfort zone for these residents.

