

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 18, 2019

SUMMARY

A request by A Civil Group (agent) on behalf of BCJ Investments, LLC (owner) to permanently zone 0.24 acres of property to City M-N (Mixed Use-Neighborhood) from County C-G (General Commercial) upon annexation. The subject site is located on the north side of St. Charles Road, approximately 400 feet west of Grace Lane, and is commonly addressed as 5305 E. St. Charles Road. (**Case #92-2019**)

DISCUSSION

The applicant is seeking permanent zoning on approximately 0.24 acres of property, pending the approval of its annexation into the city by City Council. The site is currently located within unincorporated Boone County. The existing County zoning of C-G is similar to the City M-C (Mixed Use-Corridor) district.

To the east and south of the site is County Planned Commercial (C-GP) zoned land, and both are currently in commercial use. To the west is developed City R-1 zoned property, and to the north is additional County C-G zoned property, with the majority of the site being undeveloped, but includes a structure along its St. Charles frontage.

The subject property is currently improved with a structure that houses an office/commercial use. The site has contiguity with the City's existing municipal boundary along its entire western property line and is able to be served by municipal utilities.

Zoning

Changes in zoning are evaluated from several perspectives, the first being how the zoning correlates with the city's Comprehensive Plan (Columbia Imagined and the East Area Plan) and its future land use designation. The Comprehensive Plan identified the parcel as being within the land use category of a Commercial District which is reflective of the site's current County zoning. Per the Comprehensive Plan, Commercial Districts can contain "a variety of citywide and regional retail uses," as well as office and high-density residential uses to support said commercial uses. As the Comprehensive Plan does not specify the specific commercial zoning designation, additional analysis is required to determine the appropriate zoning for the site.

Commercial development is also discussed in the East Area Plan. In the EAP, the site is identified as a "Commercial Area". In general, the plan states that the commercial areas in the study area (and in this watershed specifically), are not expected to meet regional commercial needs, but rather the everyday convenience and service needs to the surrounding residents (pg. 104). Furthermore, commercial uses should be concentrated at nodes, not as linear commercial strips.

The location of the M-N zoning appears to be compatible with the surrounding uses. Per Columbia Imagined, M-N may be appropriate within a "Neighborhood District" to provide services to residents, and the site abuts property that is currently residentially zoned, and is in use as residential as a mobile home park. It is generally located on the edge of a potential future residential neighborhood, and would be a buffer between the residential portion and the heavier commercial uses to the east, and would provide services within a walkable distance. The M-N district also limits many uses (or allows them as conditional uses) that would not be compatible next to residential property as well as permits

multi-family dwellings, providing opportunities for increased residential density.

In addition to the future land use categories, the Comprehensive Plan includes a list of goals and associated policies that may also provide guidance when evaluating a requested land use change. However, it should be noted that not all of the goals may apply in all instances. In this case, the four policies of the “Livable and Sustainable Communities” goal are applicable. In summary, the policies are 1) Support diverse and inclusive housing options, 2) Support mixed-use, 3) Facilitate neighborhood planning, and 4) Promote community safety.

Policy Two (support mixed-use) primarily addresses the desire to establish nodes of commercial activity in proximity to residential uses. This goal furthers the desire to provide walkable neighborhoods that provide accessible services to surrounding neighborhoods. Providing commercial areas that are M-N in proximity to the current residentially zoned surrounding property would be consistent with this goal, as it would permit lower intensity commercial uses, office uses, and all types of residential uses as well.

The subject site is presently contained within the Urban Service Area (USA) as presented in Columbia Imagined. The site would be served by the City, but requires the extension of services upon development in the future; there are no capacity issues in this area. The applicant has stated the intent to extend services to this site upon annexation.

It is worth noting that the given business on the site currently would be considered an office use, and thus M-OF (Mixed Use - Office) would also be appropriate. However, given the reasons discussed, staff does not object to M-N.

RECOMMENDATION

Approval of the requested M-N permanent zoning.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Application letter
- 3) Surrounding zoning

SITE CHARACTERISTICS

Area (acres)	0.24
Topography	Sloping northward
Vegetation/Landscaping	Limited turf
Watershed/Drainage	Hominy Branch
Existing structures	Commercial/office building

HISTORY

Annexation date	NA
Zoning District	County C-G
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Surveyed tracts

UTILITIES & SERVICES

Sanitary Sewer	City (not currently served)
Water	Public Water Supply District #9
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

St. Charles Road	
Location	South side of site
Major Roadway Plan	Major Collector (Unimproved & County maintained). 76-foot ROW (38-foot half-width) required to be dedicated at time of final plat. Current right of way is unknown.
CIP projects	None.
Sidewalk	Required.

PARKS & RECREATION

Neighborhood Parks	Located within unnamed park located on Port Way service area
Trails Plan	None adjacent to site.
Bicycle/Pedestrian Plan	None adjacent to site.

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 26, 2019.

Public information meeting recap	Number of attendees: 1 (includes 1 applicant) Comments/concerns: None.
Notified neighborhood association(s)	Eastland Hills HOA, Eastland Hills NA
Correspondence received	None.

Report prepared by Clint Smith

Approved by Patrick Zenner