

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 19, 2019**

SUMMARY

A request by Van Matre Law Firm (agent), on behalf of the Donna Jean Armstrong Unitrust (owner), to permanently zone 18.06 acres from County C-G (General Commercial) to 15.37 acres of City M-C (Mixed Used-Corridor) and 2.69 acres of City M-N (Mixed Use-Neighborhood), upon annexation. The subject site is located at the southwest corner of Clark Lane and St. Charles Road, and includes property addressed 5406 Clark Lane. (**Case #195-2019**)

DISCUSSION

The applicant is seeking approval of a combination of M-C (15.37 ac) and M-N (2.69 ac) zoning as permanent zoning on approximately 18.06 acres of property located at the southwest corner of St. Charles Road and Clark Lane pending approval of its annexation into the City of Columbia by City Council. The site is currently located within unincorporated Boone County and zoned C-G (General Commercial) which is similar to the City's M-C (Mixed Use-Corridor) district.

The property to the west of the subject site is zoned City A (Agriculture) and is currently vacant. Clark Lane borders the property on its north. Property to the north of Clark Lane is zoned County C-GP (Planned Commercial) and R-M (Moderate Density Residential) and improved with a multi-tenant commercial building and dwellings. St. Charles Road borders the site on the east with M-C zoning on the opposite side of the street improved with a mix of commercial businesses that include a fast food restaurant and a multi-tenant commercial building. The site is bordered on the south by additional M-C zoned property that includes a funeral home.

The subject property is generally vacant with the exception of a single-family structure on its western boundary in the area proposed to be zoned M-N. The site is contiguous with the City's existing municipal boundary along its entire south, east and west property lines and is served by City of Columbia sewer and water and Boone Electric Cooperative electric facilities.

In addition to the requested permanent zoning, a rezoning of the property to the west (Case #194-2019) to M-N and a preliminary plat (Case #196-2019) that includes both the subject property and the adjacent property to be rezoned, have been submitted for concurrent consideration.

Zoning

Changes in zoning are evaluated on how the zoning correlates with the city's Comprehensive Plan (Columbia Imagined) and its future land use designation, and how the zoning would impact surrounding properties. The Comprehensive Plan identified this parcel as being within the land use category of a Commercial District. Staff reviewed the request and has the following observations.

1. The site is identified as being located within a Commercial District on the future land use map.

The location of the proposed M-C and M-N zoning appears to be compatible with the surrounding uses. Per Columbia Imagined, "Commercial Districts" contains a variety of citywide and regional retail uses as well as offices, businesses, personal services, and high-density multi-family dwellings as supporting uses within the district.

The site, while identified as a Commercial District, does not *currently* fit all the hallmarks of a Commercial District as defined in Columbia Imagined, specifically an area that provides regional retail uses, with retail businesses exceeding 40,000 square feet (although there may be enough property to accommodate that scale of development on the south side of I-70). The site; however, does include enough of the characteristics to generally consider it a Commercial District that is perhaps similar to a Neighborhood Marketplace, which is designed to serve more of the local needs than those of the region. It is worth noting that the East Area Plan, which applies to the commercial property south of I-70, states that the commercial area in that vicinity should focus more on local commercial needs, not regional as would be expected for a commercial district. It is probably accurate to consider this commercial node somewhat of a hybrid between a commercial district and a neighborhood marketplace (which is not an uncommon occurrence, as most districts do not fit neatly inside a box).

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 walkable commercial activity in proximity to residential uses, and to ensure the two uses are integrated properly. Providing commercial areas within proximity to 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. It would be further enhanced with the possibility of additional high-density residential uses located to the west of the site (see Case #194-2019).

2. The site’s location is well suited for commercial zoning.

The specific property is clearly suited for commercial uses as it is located at the intersection of two arterial streets with nearby access to Interstate 70. It is also worth noting that the site is currently zoned CG (General Commercial) in the County, which is considered similar to the City’s M-C zoning. Transitioning to M-N zoning on the west side of the site is appropriate to lower the intensity of commercial uses while moving further from the major intersection and closer to the boundary of the commercial district.

The site currently has a pedway along the north side of Clark Lane, which extends a significant distance to the west, providing excellent pedestrian access for sites on the south side of Clark Lane. Sidewalks exist on the north side of Clark Lane, also providing good access, although the sidewalk network is less consistent within the neighborhoods north of Clark Lane. The roundabout at the intersection of St. Charles Road and Clark Lane allows for pedestrian crossings to access the subject site from the north and east. Pedestrian access from the south is less established across the I-70 interchange.

It should be noted that there are residential uses located to the north of this site across Clark Lane which is an arterial street. Arterial streets are viewed as an appropriate transition point between commercial and residential uses given the significant physical boundary that they create. The presence of this type of improvement between the subject site and the adjacent uses should be considered when evaluating if the requested zoning is appropriate. Staff believes that the roadway provides an adequate buffer from the impacts that may be generated and it should be further noted that pursuant to the UDC street trees and potentially parking lot screening will required as part of future development plan approvals.

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.

Conclusion

Overall, staff finds that the proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined, is compatible with adjacent zoning and land uses, and is appropriate for the subject property. The request has been reviewed by both internal and external agencies and is supported.

RECOMMENDATION

Approval of the requested M-C and M-N permanent zoning pending annexation of the property.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Application letter
- 3) Zoning Graphic
- 4) Surrounding zoning

SITE CHARACTERISTICS

Area (acres)	16.5
Topography	Slopes inward towards pond.
Vegetation/Landscaping	Turf and some trees
Watershed/Drainage	Hominy Branch
Existing structures	Single-family house

HISTORY

Annexation date	NA
Zoning District	County C-G
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia, BCFPD
Electric	Boone Electric

ACCESS

St. Charles Road	
Location	East side of site
Major Roadway Plan	Minor Arterial (Partially Improved & MoDOT maintained). 84-100-foot ROW (42-50-foot half-width) required to be dedicated at time of final plat.
CIP projects	None.
Sidewalk	Required.

Clark Lane	
Location	North side of site
Major Roadway Plan	Minor Arterial (Improved & City maintained). 84-100-foot ROW (42-50-foot half-width) required to be dedicated at time of final plat.
CIP projects	None.
Sidewalk	Existing.

PARKS & RECREATION

Neighborhood Parks	Located within unnamed park service area
Trails Plan	None adjacent to site.
Bicycle/Pedestrian Plan	Pedway along north side of site; bike lane on Clark. Pedway required along St. Charles.

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 August 27, 2019.

Public information meeting recap	Number of attendees: 5 (includes 2 applicants) Comments/concerns: Access
Notified neighborhood association(s)	None,
Correspondence received	None.

Report prepared by Clint Smith

Approved by Patrick Zenner