

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 23, 2021**

SUMMARY

A request by Haden & Colbert (agent), on behalf of Nan Erickson (owner), for the assignment of M-C (Mixed Use- Commercial) upon annexation for approximately 0.9-acres identified as tax parcel 17-204-10-00-037.00 01. The site is unimproved and currently zoned County C-G (General Commercial). The property is located on the southern frontage of I-70 Drive SE directly southwest of the I-70 and St. Charles Road interchange. **(Case # 271-2021)**

DISCUSSION

The applicant is seeking M-C zoning as permanent zoning on approximately 0.85 acres of property upon approval of their request for annexation into the City of Columbia. The site is currently located within unincorporated Boone County, is zoned County C-G (General Commercial), and is generally located southwest of the I-70 and St. Charles Road interchange.

The property to the west of the subject site is zoned City M-C and is improved with a single-family structure. Properties to the south and southwest are zoned County C-G and are improved with a car wash and automobile glass repair facility. The parcel has frontage to I-70 Drive Southeast on its northern and eastern property lines. Parcels located along this segment of the outer road corridor are zoned M-C, with the exception of one 'A' (Agriculture) parcel, and are presently unimproved.

Staff is aware that while this parcel has frontage on I-70 Drive Southeast, there are access concerns. This is a MoDOT maintained roadway and any work on their right-of-way will require a MoDOT permit. MoDOT comments indicate that improvements on this site will need to take access from an adjoining parcel. This will be further reviewed at the time of platting and/or construction plans.

The property is contiguous to the City's corporate limits on its western, northern, and eastern property lines. The site is located within the Urban Services Area as depicted in Columbia Imagined and has access to the City of Columbia's sanitary sewer via the adjacent parcel to the west. Connection to this City sewer line requires permission from BCRSD as the City line flows into a BCRSD pump station to the south. The site would be served by Public Water District 9 and Boone Electric Cooperative for water and electric, respectively. Facilities for both utilities will have to be extended to the site at the owner's expense.

Permanent Zoning

Changes in zoning are evaluated on how the zoning correlates with the City's comprehensive plan and how the zoning would impact and integrate with surrounding properties. Staff has reviewed the request and has the following observations.

- 1. The site is identified in Columbia Imagined as being within the Commercial District land use category.** The Commercial District 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. Most of the retail uses in this district depend on auto or transit access to and from major roadways to support and sustain their business activity.

This site is in the immediate vicinity of the I-70 and St. Charles Road interchange and has frontage

on an outer road that is directly visible from eastbound I-70. While the outer road is currently unimproved, it is classified as a major collector on the Major Roadway Plan and any platting action would necessitate the appropriate right-of-way dedication. Staff finds that proximity and visibility to the interstate highway and associated interchange are factors that are consistent with evaluating the appropriateness of the M-C zoning district within a commercial node.

- 2. The site is identified in the East Area Plan (EAP) as being within the Commercial Area land use category.** The requested permanent zoning is consistent with the EAP's designation of Commercial Area within the Hominy Branch Watershed, which generally permits commercial uses in select areas.

The EAP selectively identified Commercial Areas based on a balancing of factors including ample infrastructure, roadway access to I-70, and the overburdened St. Charles Road corridor. The Commercial Area allocation was limited to partially developed commercial nodes near the intersections of transportation corridors where significant traffic volumes are existing or are expected to be increasing. The vicinity surrounding this interchange is one of the few nodes identified as a Commercial Area within the EAP.

One additional goal of the EAP is the preservation of natural features on new development and the recommendation of Planned Districts for new commercial areas. However, it is worth pointing out that the EAP was developed prior to the Unified Development Code which created several buffering and environmental protections so as to allow sites to be developed as open zones without the need for a Planned District. Staff finds the now existing UDC regulations regarding climax forest, significant trees, open space, and steep slopes as appropriate justification for recommending an open zoning district over a Planned District.

- 3. The site is currently zoned County C-G, which allows for auto-oriented and heavy commercial uses.** The requested permanent zoning is a commercial district, which is comparable to its current zoning designation in the County.
- 4. Surrounding zoning and land uses.** The site is generally surrounded by other developments containing M-C zoning and similar development patterns.

The subject site is within the Urban Service Area (USA) and can be served by the City sewer utility. There are potential capacity issues with the BCRSD lift station to the south, so it is possible extension to the west or east may be necessary. Staff concludes that the site can be adequately served with sanitary sewer.

Conclusion

Overall, staff finds that the proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined and the East Area Plan, 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 designation as permanent zoning pending annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Zoning Graphic
- East Area Plan

SITE CHARACTERISTICS

Area (acres)	0.85
Topography	Downslope from adjacent outer road and property to the south; one drainage feature running east to west
Vegetation/Landscaping	Wooded; species consists of various hardwoods and Cedar
Watershed/Drainage	Hominy Branch
Existing structures	Residential structure

HISTORY

Annexation date	NA
Zoning District	County C-G
Land Use Plan designation	<i>Columbia Imagined: Commercial; EAP: Commercial</i>
Previous Subdivision/Legal Lot Status	Unplatted

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia (currently unserved)
Water	PWSD #9
Fire Protection	BCFD/City of Columbia
Electric	Boone Electric

ACCESS

I-70 Drive SE	
Location	Along the north and east side of property
Major Roadway Plan	Major Collector (unimproved)
CIP projects	None
Sidewalk	Required upon development

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
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 this pending request on August 25, 2021. Four postcards were distributed.

Report prepared by Brad Kelley

Approved by Patrick Zenner