



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2019

Re: Gray Oak Drive and Green Meadows Road Zoning Map Amendment (Case #200-2019)

Executive Summary

Approval would rezone approximately 4.08 acres generally located north of the intersection of E. Green Meadows Road and Gray Oak Drive from PD (Planned Development) to Mixed-use Corridor (M-C).

Discussion

A Civil Group (agent), on behalf of Kanko, LLC (owner), requests a rezoning of parts of Lot 1005 and 1006 of Oak Forest Plat 10 from PD (Planned Development) to M-C (Mixed-use Corridor). The approximate 4.08-acre property is addressed 955 E. Green Meadows Road and is generally located north of the intersection of E. Green Meadows Road and Gray Oak Drive.

The site is part of an approximately 30-acre site which was rezoned in two tracts from R-1 to C-P (Tract A; 4.1 acres) and from R-1 to PUD 11 (Tract B; 25.94 acres) in 2003. This rezoning request would effectively rezone all of Tract A and a small (.63 acres), vacant portion of Tract B immediately to the west of Tract A from planned to "straight" zoning.

The 2003 zoning ordinance for **Tract A** permitted all C-1 uses (generally consistent with current M-N) plus all then existing C-P uses not explicitly prohibited. No C-3 uses (now generally consistent with current M-C) were listed in the approved ordinance; however, some permitted C-P uses would be allowed in the M-C zone today. The following C-P uses were permitted: commercial baseball/athletic fields, race tracks, fairgrounds, commercial picnic grounds and fishing lakes, drive-in theaters, and outdoor stage and concert facilities. Specifically excluded C-P were: amusement parks, commercial stables, movie theaters, bowling alleys, farm machinery sales and service, gun clubs, halfway houses, machine shops, and plumbing/heating/and air conditioning and electrical businesses.

The 2003 PUD 11 rezoning for **Tract B** allowed all R-3 uses at a density of 11 dwelling units per acre. The tract is presently improved with the Deer Valley Apartment complex (228 units) as shown on the Oak Forest PUD Plan approved in 2004. All but nine two-family units (18 dwelling units) of the PUD plan have been built to date. The requested removal of .63 acres from this tract maintains the site's approved DU/acre density, but additional building would necessitate a plan update to reflect the revised area subject to the plan and verification that all design parameters are still being met.

The Oak Forest C-P Plan was approved for Tract A in 2007. The plan proposed construction of a mixed-use retail-office building up to 45-feet tall with 32,800 square feet and a 140-



space parking lot forward and behind the building. The development plan further indicated that 56% of the site would be retained in natural or landscaped areas. The plan has not expired and is still actionable. If this request is approved, the rezoning action would remove the subject acreage from being governed by the approved development plans and all other PD zoning requirements.

The Planning and Zoning Commission considered this request at their September 19, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. One member of the public spoke and expressed concern regarding traffic on Green Meadows Drive. Commissioners discussed the wildlife habitat along the creek, the proximity of tree preservation areas, and the surrounding land use context. Following discussion, a motion to approve the rezoning request failed (2-6).

The Planning Commission staff report, locator maps, zoning exhibit, previously approved zoning (Ord. 01758), Oak Forest PUD Plan, Oak Forest C-P Plan, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
2003	Approved rezoning to C-P (Ord. 017005).
2004	Approved the Oak Forest PUD Plan (Ord. 018083)
2007	Approved the Oak Forest C-P Plan (Ord. 019591)

Suggested Council Action

Deny requested rezoning of 4.08 acres from PD to M-C as recommended by the Planning and Zoning Commission.