

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 21, 2017**

SUMMARY

A request by A Civil Group (agent), on behalf of Paris Road Plaza, LLC (owners), to rezone two properties containing a total of 6.3-acres from PD (Planned District) to IG (Industrial District). The subject parcels are located on the east side of Paris Road, approximately 1,200 feet north of Browns Station Road, to the north and south of the Orscheln's Farm and Home addressed as 3300 Paris Road. **(Case # 18-14)**

DISCUSSION

The applicant is seeking to rezone their two properties on the east side of Paris Road, from PD (Planned District) to IG (Industrial District). The applicant wishes to remove the planned district requirements from the properties in order to better address market demands and to accommodate artisan industry and mechanical and construction contractor office uses.

Columbia Imagined identifies the property as lying within the Commercial District. The Commercial District is intended for 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 Commercial District will typically depend upon automobile traffic, as the district serves the region beyond its immediate community. Generally, the light industrial uses allowed by the IG district would be considered inconsistent with Comprehensive Plan's designation of this property.

Uses adjacent to the subject site include a commercial property between to the two subject lots (Orscheln's), a small tract to the north zoned A (Agriculture) and a number of R-1 (One-Family Dwelling) lots to the east, along Hill Haven Lane. To the south, IG zoned (Industrial) property exists along the Paris Road corridor, and R-2 zoning (Two-family Dwelling) lies to the southeast along Alpine Drive. Industrial properties adjacent to residential districts present a number of concerns and obstacles. The UDC provides a set of Neighborhood Protection Standards, in Section 29-4.7, which are designed to limit the negative impacts of such land use conflicts. Many of these same standards are included on the existing PD plan for the subject property.

The use of the PD district allows for innovation and flexibility in design to encourage creative mixes of complementary uses and to promote environmentally sound and efficient use of land. This request is for a limited number of light industrial uses that can be accommodated in the existing planned district, upon approval by the Commission of an amended statement of intent.

The rezoning to IG would permit a number of odious uses which were never intended or permitted by the existing planned district. The PD district, and the associated plan, which was originally approved by Council in 2007, has afforded neighboring property owners a specific indication as to what uses would be allowed on the subject property, and their arrangement on the site. While the plan has undergone a number of revisions and redesigns, the overall intent and proposed commercial uses remained unchanged.

Given the contextual uses and the potential impacts on the adjacent residential development that could be generated by potential IG uses, staff does not support the requested rezoning. The comprehensive plan designates this particular property as a part of the Commercial District, due to its adjacency to residentially zoned and utilized land. Furthermore, the applicant has indicated a rather narrow market interest in uses that can be accommodated within the existing planned development, with the appropriate PD plan and permitted use amendments.

RECOMMENDATION

Denial of the requested rezoning.

ATTACHMENTS

- Locator maps

HISTORY

Annexation date	1969
Zoning District	PD (Planned District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Lots 101, 102, and 103 of Paris Road Plaza Plat 1

SITE CHARACTERISTICS

Area (acres)	6.38 acres
Topography	Generally flat, graded
Vegetation/Landscaping	Turf or bare, wooded to the west
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Paris Road	
Location	Along western edge of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Improved

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner