



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2018

Re: Case #18-14 – Paris Road Plaza Rezoning

## Executive Summary

Approval of this request will result in the rezoning of two properties, totaling 6.3 acres along the east side of Paris Road on either side of the Orscheln Farm and Home (3300 Paris Road), from PD (Planned District) to I-G (General Industrial District).

## Discussion

The applicant is seeking to rezone the properties located to the north and south of the Orshlen's Farm and Home on the east side of Paris Road, from PD (Planned District) to IG (Industrial District). The purpose of the request is to remove the planned district requirements from the properties in order to better address market demands and accommodate artisan industry and mechanical and construction contractor office uses.

Columbia Imagined identifies the property as lying within a Commercial District which is intended to provide for a variety of citywide and regional retail uses as well as offices, businesses, personal services, and high-density multi-family dwellings that would support other uses within the district. The Commercial District is typically dependent upon automobile traffic, as the district serves the region beyond its immediate community.

Uses adjacent to the subject sites include the existing (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.

Industrially-zoned parcels adjacent to residential districts present a number of concerns and obstacles. However, the UDC does provide a set of Neighborhood Protection Standards, in Section 29-4.7 that 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 PD district is intended to allow for innovation and flexibility in design to encourage creative mixes of complementary uses as well as promote environmentally sound and efficient use of land. This request proposes to add land uses that were previously only permitted in either an industrial district or an industrial "planned" district. Following the adoption of the UDC in March 2017, the ability to add the primarily desired uses (i.e. artisan industry and mechanical and construction contractor office) could be accommodated by amending the existing PD Statement of Intent - not a rezoning to an industrial classification. The 2007 PD district and the associated plan have 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.

The Planning and Zoning Commission considered this case at their January 18, 2018 meeting. The applicant and his engineers spoke in favor of the request, sharing concerns that the PD zoning has caused the property to remain undeveloped due to the costs and time required to comply with the PD site plan requirements. The applicant also provided testimony that the UDC neighborhood protection standards were more restrictive than similar standards contained in the current PD Statement of Intent/Design Parameters. Additionally, the applicant indicated that the individual parcel's size would restrict the potential industrial uses.

Adjacent property owners, Betty and Larry Schuster both spoke in opposition to the rezoning, citing impacts of existing and potential future uses. They both shared concerns that the proposed rezoning would create a chain reaction of up-zoning adjacent properties.

Following discussion, the Commissioners voted 6-3 in favor of the rezoning.

A copy of the Planning and Zoning Commission staff report, locator maps, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.

## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

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

### [Comprehensive Plan Impacts:](#)

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



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Legislative History

Date	Action
08/07/2012	Ord. 21377; Changing the uses allowed on C-P zoned property located on the east side of State Route B (Paris Road), north of East Brown Station Road and south of the U.S. Highway 63/Paris Road overpass
12/18/2007	Ord. 19764; Approving the Final Plat of Paris Road Plaza Plat 1, a minor subdivision
09/05/2007	Ord. 19644; Approving the C-P Development Plan of Paris Road Plaza - Phase 2; approving a revision to the C-P Development Plan of Paris Road Plaza - Phase 1; approving a revised statement of intent
04/17/2007	Ord. 19489; Approving the C-P Development Plan of Paris Road Plaza - Phase 1

## Suggested Council Action

Approve the requested rezoning as recommended by the Planning and Zoning Commission.