

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 23, 2016**

SUMMARY

A request by Jones, Schneider and Stevens, LLC (agent) on behalf of American Truck Repair, LLC (owner) to annex 0.27 acres into the City of Columbia and apply M-1 (General Industrial District) as permanent zoning. The property is currently zoned County M-L (Light Industrial District) and is located on the east side of Highway 763, approximately 500 feet north of International Drive, and addressed as 5210 N Highway 763. (**Case #16-124**)

DISCUSSION

The applicant is seeking to annex approximately 0.27 acres into the City of Columbia and zone the property M-1. The site is currently located within unincorporated Boone County and is zoned M-L. The properties abutting the subject site to the north, east and south are all within the current City municipal boundary, and the properties to the north and east are zoned M-1, which is consistent with the applicant's requested zoning. The property to the south is zoned C-P, and includes a C-P development plan known as "Columbia Safety and Industrial Supply", which was approved in 2014.

During review of the site, it was determined that the half-width right of way for Highway 763 was less than the required width for a major arterial, as it does not provide the required 55 feet. Highway 763 has been improved in the recent past, and the additional right of way is not necessary to improve the street pavement, but the additional right of way will provided additional space for any necessary roadway improvements, parkway improvements, and utilities.

Right of way is typically dedicated at platting, which normally occurs at the time a property is developed or when a property is intended to be split for sale. However, in this case, the subject site meets the definition of a lot and will not require platting in order to redevelop. So, in order to obtain the additional right of way to ensure half-width compliance, staff is recommending that the additional right of way be dedicated to the City at the time of annexation. The applicant has agreed to this condition.

The property is currently or can be served in the future by the City's water and sanitary sewer utility. The site is also within the City's Urban Service Area. The street adjacent to the site, Hwy 763, is currently improved and adequate to support the current or potential use of the site.

Staff supports the requested permanent zoning for the subject property given surrounding properties are similarly zoned, and that its current County zoning is also industrial. The comprehensive plan also identifies the property as within the "Employment District", which is synonymous with industrial and other similar uses (which is distinct from the "Commercial District"). Overall, staff finds that the proposed permanent zoning to be consistent with the goals and objectives of Columbia Imagined. The request has been reviewed by both internal and external agencies and is supported.

RECOMMENDATION

Approval of the requested M-1 permanent zoning pending annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps

SITE CHARACTERISTICS

Area (acres)	0.27
Topography	Generally flat
Vegetation/Landscaping	None
Watershed/Drainage	Cow Branch
Existing structures	Surface parking lot

HISTORY

Annexation date	NA
Zoning District	Boone County M-L (Light Industrial District)
Land Use Plan designation	Employment
Previous Subdivision/Legal Lot Status	Legal lot upon annexation

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia - Extension required for future development
Water	City of Columbia
Fire Protection	Columbia Fire Department (upon annexation)
Electric	Boone Electric

ACCESS

State Highway 763 (Range Line Street)	
Location	Along west side of site.
Major Roadway Plan	Major Arterial (currently improved with 4-lanes & State-maintained); 110-foot right of way required
CIP projects	None
Sidewalk	Sidewalks existing

PARKS & RECREATION

Neighborhood Parks	Located within the Auburn Hills Park service area.
Trails Plan	No trails adjacent to property.
Bicycle/Pedestrian Plan	Bike lanes on Hwy 763.

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 May 31, 2016.

Public information meeting recap	Number of attendees: 2 (both applicant representatives) Comments/concerns: None
Notified neighborhood association(s)	Auburn Hills Homeowner Association
Correspondence received	None at time of report

Report prepared by Clint Smith

Approved by Patrick Zenner