



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: Erickson Tract – Permanent Zoning (Case #271-2021)

Executive Summary

Approval of this request will assign M-C (Mixed-use Corridor) zoning to 0.9-acres of land located southwest of the I-70 and St. Charles Road interchange. The concurrent annexation public hearing (Case # 307-2021) is being considered on the Council's October 18, 2021 agenda.

Discussion

The applicant, Haden & Colbert (agent) on behalf of Nan Erickson (owner), seeks to assign permanent M-C (Mixed-use Corridor) zoning on 0.9-acres of property upon annexation. The site is currently located within unincorporated Boone County and is generally located southwest of the I-70 and St. Charles Road interchange. The concurrent annexation public hearing (Case # 307-2021) is being considered on the Council's October 18, 2021 agenda.

The unimproved property is currently located within Boone County and is zoned County C-G (General Commercial) and the requested City M-C zoning is generally comparable. The site is contiguous to the City's existing municipal boundary along its western, northern, and eastern boundaries. 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 are zoned M-C, with the exception of one 'A' (Agriculture) parcel, and are presently unimproved.

The site is shown as being within the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. The site has access to the City's sanitary sewer system via the adjacent parcel to the west. Connection to the 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. The site is designated a "Commercial" district on both the Comprehensive Plan and East Area Plan's Future Land Use Maps.

The Planning and Zoning Commission considered this request at their September 23, 2021 meeting. Staff presented its report. Following limited discussion regarding roadway access and the East Area Plan, the Commission voted (7-0) in favor of the requested zoning upon annexation. No public comments were made relating to the request.

The Planning Commission staff report, locator maps, surrounding zoning graphic, East Area 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer 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: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
10/4/2021	Set annexation public hearing. (R157-21)

Suggested Council Action

Approve the requested M-C (Mixed-use Corridor) zoning as permanent zoning, upon annexation, as recommended by the Planning and Zoning Commission.