City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: May 21, 2018
Re: Hilltop Subdivision – Rezoning (Case # 18-91)

Executive Summary

Approval of this request will result in the rezoning of 10.8 acres at the terminus of Jenne Lane, at Jenne Hill Drive, from PD (Planned District) to M-OF (Mixed-Use Office District).

Discussion

The applicant is seeking to rezone 10.8 acres of land located at the intersection of Jenne Lane and Jenne Hill Drive, from PD (Planned District) to M-OF (Mixed-Use Office District). The site is subject to a 2004 approved development plan entitled "AHJ O-P Development Plan". This approved plan depicted the entire site being developed with 5 office buildings. At this time, the property owners desire to rezone and divide the site (Case # 18-90) to permit its partial development with an 8 to10 bed residential care facility. Should this request be approved the existing development plan will become void and there would be one additional lot remaining for future M-OF development.

The rezoning request is sought to remove use restrictions upon the property that were imposed by the 2004 Statement of Intent (SOI). The SOI limited uses on the property to just business and professional offices. While a residential care facility is a departure from this original intent, the proposed use and M-OF zoning are comparable. The exception being that this rezoning would allow single and multi-family development, as well as a number of community service uses on the property.

Columbia Imagined designated this parcel as part of the Employment District which is intended for basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the city and includes supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.

While PD zoning provides greater opportunity for development oversight, such oversight is not believed necessary or beneficial in this location. The majority of the potential uses within the M-OF district are consistent with the uses generally permitted within the original SOI. Furthermore, given the existing land use context requiring a development plan review and approval process would likely yield limited, if any, additional benefits to adjoining properties that cannot otherwise be achieved through the standard UDC requirements.

The Planning and Zoning Commission considered this request at its April 19, 2018 meeting. Commissioners raised concerns over the property having only one point of access from a public street, and inquired whether any public comment had been received. Staff

indicated that there were no public comments, and no one attended the public information meeting on March 27, 2018. After limited further discussion, the Planning and Zoning Commission voted 8-0 in favor of the rezoning request.

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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Infrastructure

Legislative History	
Date	Action
8/2/2004	Approved "AHJ O-P Development Plan"

Suggested Council Action

Approve the requested rezoning from PD (Planned District) to M-OF (Mixed-Use Office District) as recommended by the Planning and Zoning Commission.