



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2024

Re: Phoenix House CP Plan – Major PD Amendment & Rezoning (Case #105-2024)

## Executive Summary

Approval of this request will authorize a major amendment of the existing Phoenix House CP Plan (last amended on March 8, 2017), authorize a new Statement of Intent (SOI), and approve a rezoning on property identified as Tract 2 shown on a survey recorded in Book 333, Page 431 (107 E. Texas Avenue) from M-OF to PD. The PD Plan amendment is sought to facilitate expansion of the existing residential care facility by adding a 7,500 square foot building addition, associated parking, and a driveway access Texas Avenue. The rezoning of Tract 2 is sought to ensure all of the applicant's property (4.93-acres) is consistently zoned. The PD plan serves as a revised preliminary plat for both Tract 2 and the existing legal lot upon which the Phoenix House is located.

This request is being considered concurrently with requests to approve a consolidation plat (Case # 103-2024) merging Lot 2 of the H.E. Johnson Subdivision (existing Phoenix House) and Tract 2 into a single lot, and a partial utility easement vacation along the boundary of Lot 2 and Tract 2 of a Survey recorded in Book 333, Page 431 (Case #104-2024). The PD Plan revisions, consolidation plat, and partial easement vacation, once approved, will permit the applicant the opportunity to expand the site as envisioned in its American Rescue Plan Act funding proposal to the City to provide supportive services to the community's residents.

## Discussion

Engineering Surveys & Services (agent), on behalf of Burrell, Inc. (owner), are seeking approval to rezone a 1.03-acre property addressed 107 E. Texas Avenue from M-OF (Mixed Use Office) to PD (Planned Development) and amend the existing Phoenix House C-P Development Plan and associated Statement of Intent governing the use of property addressed as 90 E. Leslie Lane. The revised PD Plan expands its acreage to incorporate 107 E. Texas Avenue and the statement of intent is revised to meet current UDC regulatory standards. The revised PD Plan will be known as "Phoenix House PD - Development Plan" and would permit the development of the site with an additional 7,500 square foot building. The 4.88-acre subject site is located south of the intersection at Newton Drive & E Leslie Lane, and includes the addresses 90 E Leslie Lane and 107 E. Texas Avenue.

The applicant has submitted a concurrent final minor plat (Case #103-2024) as well as a request to partially vacate (Case #104-2024) an existing utility easement abutting the common lot line between the development's developed and undeveloped properties. The final minor plat will consolidate Lot 2 of H.E. Johnson Subdivision (north property) and Tract 2 of the Survey recorded in book 333 page 431 (southwest property) into the single



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development tract shown on the proposed PD plan. Tract 2 is unplatted acreage and requires Planning and Zoning Commission review/recommendation and City Council approval in order to obtain legal-lot status. The platted PD lot hosts an existing 2-story facility with parking spaces, while the unplatted M-OF property remains vacant with a shed. The Planning and Zoning Commission approved the final minor plat request at their March 21, 2024 meeting.

A concept review was held in January 2024 with respect to this proposal, the easement vacation, and final plat. Staff identified that the western boundary of the site borders R-1 (One Family Dwelling) and R-2 (Two Family Dwelling) zoning districts which triggers transitional screening requirements. Given the site already has multiple existing trees along this lot line the applicant consulted with the City Arborist to determine the necessary screening. After consultation, the applicant has provided a 10-foot landscape buffer which is noted in the landscape plan that is part of the revised PD Plans.

The northern (developed) property was rezoned to the C-P (Planned Commercial, now PD) in May 2004 (Ord. 018067) and was accompanied by the 'Phoenix House C-P Development Plan' and design parameters which served as the development's SOI. Since 2004, four minor PD revisions have occurred, resulting in an 1,800 square foot building expansion, the addition of a 400 square foot shed, and the installation of sidewalks between buildings. Permitted uses on the site have remained unchanged since the initial 2004 C-P plan approval.

The subject site is presently used by the applicant for general and medical offices as well as a residential care facility. These uses are consistent with those authorized as part of the approved 2004 Statement of Intent and development plan. However, following the adoption of the UDC in March 2017 and establishment of an updated "Permitted Use Table" many of the uses identified in the 2004 SOI are now outdated. Given the proposed PD Plan revision is considered "major," a new SOI is required to ensure compliance with the UDC's regulatory provisions.

The uses in the revised Statement of Intent remain consistent with the uses outlined in 2004 SOI; however, have been modernized to match the terms within the current UDC. The most notable changes between the 2004 SOI and the proposed revisions are the addition of a second freestanding monument sign on the property and an increase in the maximum GFA permitted on the site acreage.

The new sign is planned at the entrance of the proposed street access from Texas Avenue and is believed appropriate given the site has access from both E. Leslie Lane and E. Texas Avenue. The new sign will adhere to the design parameters established in the previously approved 2004 SOI which were carried forward into the revised SOI. Given the proposed building expansion, the revised SOI has been modified to account for the additional GFA. The 2004 SOI permitted a maximum GFA of 34,000 square feet, the proposed expansion would bring the total GFA to 41,500 square feet. To permit future development flexibility, the revised SOI seeks to permit a maximum GFA of 45,000 square feet.



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The parking requirements for this land use are a combination of the various uses occurring on the site (residential care facility, general office, and medical office). The parking shown on the PD Plan illustrates 110 parking spaces along with 12 bicycle spaces. This number of spaces is 7 greater than regulatory required; however, is below the maximum 200% permitted.

No additional right of way is required for either E. Texas Avenue or E. Leslie Lane. Adequate rights of way were obtained with previous platting actions. Standard 10-foot utility easements are shown on the PD Plan along all street frontages and will be dedicated with the recording of the consolidation plat. An existing storm water easement is located on the northwest corner of the site. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The applicant has shown development on the remainder of Tract 2 (southwest corner) of the property. Considering the proposed street access from E. Texas Avenue traverses the southwest portion of the property, it is possible that this vacant area may undergo development in the future. If so, any future development will be required to undergo another major PD revision prior to being authorized for additional development.

The Planning and Zoning Commission held a public hearing on this request at its March 21, 2024 meeting. Staff presented its report and the applicant made a presentation. Commissioner's questioned the provision of additional parking and its impact on storm water. Staff noted the parking provided was required by the UDC and the applicant had not sought a "design exception". If future development were proposed the applicant could seek relief from adding more parking at that time. Commissioner's also inquired about potential development on the vacant property at 107 Texas Avenue. The applicant indicated that there are currently no plans for the property, but any future changes to the PD (Planned Development) plan would undergo the PD amendment process.

Following limited additional discussion, the Commission made a motion to approve the requested rezoning of 107 E. Texas Avenue, approval of the PD Plan, and approval of the SOI. Each motion was approved by a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, PD plan, Statement of Intent, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: None. Costs associated with relocation or expansion of public infrastructure will be borne by the applicant.

Long-Term Impact: Limited. Possible impacts may include additional costs associated with the provision of public safety, roadway maintenance, trash collection, and utility maintenance (sewer) services. Increased costs may or may not be off-set by increased property tax collection or user-fees.



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## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
05/03/2004	Approved Rezoning and Phoenix House C-P Development Plan (Ord. 018067)
04/02/1984	Approved H.E. Johnson Subdivision (Ord. 10135)

## Suggested Council Action

Approve the proposed rezoning of 107 Texas Avenue, revised PD Plan, and revised Statement of Intent as recommended by the Planning and Zoning Commission.