



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2020

Re: Reliable Community Bancshares, Inc. - Permanent Zoning (Case #76-2020)

Executive Summary

Approval of this request will result in the permanent zoning of 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation.

Discussion

Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc. (owner) is seeking approval to permanently zone 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. The annexation request (Case #117-2020) will have a concurrent public hearing on June 1.

The applicant is seeking to apply City M-N zoning upon annexation to the currently vacant property. Associated with this request are three additional items – the annexation (Case #117-2020) of the property, a conditional use permit (Case #77-2020) and a replat of the property into one lot (Case #78-2020).

The requested permanent zoning is considered compatible with the surrounding development and is supported by the future land use designation indicated in the City's Comprehensive Plan. Additionally, the subject site is located within the Urban Service Area as defined identified within the City's Comprehensive Plan. Annexation and permanent zoning for the subject site is required due to an existing sanitary sewer agreement.

The Planning and Zoning Commission considered this request at their May 21, 2020 meeting. Staff presented an overview of the request. No member of the public spoke during the public hearing. Following brief discussion, a motion to approve the permanent zoning request passed (9-0).

The Planning Commission staff report, locator maps, surrounding zoning graphic, adjacent PD SOI, 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 developer.



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Long-Term Impact: Possible impacts could include public infrastructure maintenance costs for roadways as well as solid waste and police 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: Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
05/18/2020	Passed a resolution to set a public hearing for June 1, 2020. (Res. 65-20)

Suggested Council Action

Approve the requested permanent zoning of the 2.1 acres to M-N.