

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
April 19, 2018**

**SUMMARY**

A request by GRAM Engineering (agent), on behalf of AHJ, LLC (owner), seeking approval to rezone their 10.8-acre property located at the current terminus of Jenne Lane at Jenne Hill Drive, from PD (Planned District) to M-OF (Mixed-Use Office District). The owner intends to divide the property and develop Lot 1 with a residential care facility. A preliminary plat of the property (Case # 18-90) is being considered concurrently with this rezoning. **(Case # 18-91)**

**DISCUSSION**

The applicant is seeking rezoning of their property on the north side Highway 63, at the terminus of Jenne Lane, from PD (Planned District) to M-OF (Mixed-Use Office District). The rezoning is to facilitate development of a portion of the property with an 8 to 10 bed residential care facility. The existing development plan, the "AHJ O-P Development Plan," includes a larger facility that encumbers the entire parcel. However, the property is being divided by its owners and the existing development plan will become void.

The existing development plan was approved in August of 2004, when the property was rezoned from A-1 (Agriculture District) to O-P (Planned Office District). The plan included the entire parcel and depicted 5 office buildings. The statement of intent limited uses 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.

The property is isolated from other uses, except on its north side, with Highway 63 along the southwest property boundary, and the abandoned COLT Railroad to the southeast. The property to the north contains the Jenne Hill Townhomes, which is an 88-unit duplex development, which is zoned R-2. Office uses are low-intensity transitional uses that are compatible with residential zoning. The proposed use is believed to be appropriate to the location, and the additional use options presented by the proposed open zoning would not negatively affect contextual properties.

Staff believes the requested rezoning is in keeping with the intent of the 2004 rezoning, and supports it for approval.

**RECOMMENDATION**

Approval of the requested rezoning from PD to M-OF.

**ATTACHMENTS**

- Locator maps

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	PD (Planned District)
<b>Land Use Plan designation</b>	Employment District
<b>Previous Subdivision/Legal Lot Status</b>	Surveyed Tract, Not a Legal Lot

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	10.80 acres
<b>Topography</b>	Generally sloping North to South
<b>Vegetation/Landscaping</b>	Turf or bare
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

All utilities and services are provided by the City of Columbia

**ACCESS**

<b>Jenne Lane</b>	
<b>Location</b>	Abuts western edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

**PUBLIC NOTIFICATION**

All property owners within 185 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 March 27, 2018. 11 postcards were sent.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: None received
<b>Notified neighborhood association(s)</b>	NA
<b>Correspondence received</b>	None to date.

Report prepared by Rusty Palmer

Approved by Patrick Zenner