



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: I-70 Drive SE Zoning Map Amendment (Case #37-2020)

Executive Summary

Approval would result in a zoning map amendment from A (Agriculture) to M-C (Mixed-use Corridor) on approximately 1.06 acres of property located generally 750 feet east of the intersection of I-70 Drive SE and Upland Creek Road and addressed 5300 I-70 Drive SE.

Discussion

The applicant, Haden & Colbert (agent), on behalf of Elizabeth Cully (owner), is seeking to rezone approximately 1.06 acres of property from A (Agriculture) to M-C (Mixed-use Corridor). The applicant is also pursuing a concurrent permanent M-C zoning, upon annexation, for the commonly owned 1.46-acre parcel immediately to the south (Case #34-2020). The two properties together are addressed 5300 I-70 Drive SE, and access to the vacant home on the southern tract is through this property via an unpaved driveway.

The subject property is currently unimproved and has a Type II (intermittent) stream running generally east to west approximately 40-feet back from the I-70 Drive SE frontage. The property is heavily wooded. The site is unplatted and not considered a "legal lot" at this time. A subdivision plat would be required prior to future development should the rezoning be approved.

The two properties immediately west of the subject site are zoned A and improved with one single family home each with driveways connecting onto I-70 Drive SE. Property west of Upland Creek Road, along I-70 Drive SE, is zoned M-C; however, is undeveloped. The first commercially used property (actually zoned IG) along I-70 Drive SE is approximately ½ mile west of the subject site.

East of the subject site is a 5.28-acre undeveloped tract zoned PD (Planned Development) which permits commercial uses. To the south is property zoned R-1 (One-Family Dwelling District). To the southeast is County property zoned C-G (General Commercial) and R-S (Single Family) with frontage on St. Charles Road. The C-G zoned properties at the intersection of Bull Run and St. Charles are commercially improved.

This property is presently contained in the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. Water is provided by Public Water Supply District 9, and electric service is provided by Boone Electric. There is existing service to the site now, but future development may require an extension depending on the intensity of the use. Costs for utility extensions would typically be the responsibility of the developer.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered the zoning map amendment request at their January 9, 2020 meeting. The Commission voted in favor of the requested rezoning to M-C by a vote of 7-1. The full staff report and minutes associated with the Planning and Zoning Commission's hearing are attached in addition to the locator maps.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City. 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
	N/A

Suggested Council Action

Approve the requested rezoning to M-C (Mixed-use Corridor) as recommended by the Planning and Zoning Commission.