

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

**SUMMARY**

A request by Simon Oswald Architecture (SOA) (agent) on behalf of Schauf/Baker Partnership, owner of 2504 W. Worley Street and contract purchaser of 2502 W. Worley Street, to rezone 2.08 acres from PD (Planned Development) to MC (Mixed Use- Corridor) zoning. The potential rezoning would remove Lots 4A (2502 W. Worley) and 4B (2504 W. Worley) of the Administrative plat of Centre West Office & Storage Park from the Centre W. Office & Storage Park C-P Plan. **(Case #18-138)**

**DISCUSSION**

The applicant is seeking approval of a rezoning from PD (Planned Development) to MC (Mixed Use- Corridor) zoning to facilitate redevelopment of 2502 W. Worley from a car wash to an approximate 3,500 square foot animal kennel/boarding facility. The parcel to the west, 2504 W. Worley Street, is the Pet Center, Ltd., a veterinary hospital. The applicant has stated a desire to have the facilities co-located on the two adjacent parcels for business purposes.

The intent of the M-C zone is to allow for a broad range of commercial activities that may often be oriented towards automobile traffic and regional shopping needs. West Worley is designated as a Major Collector on the CATSO Major Roadway Plan between Stadium Blvd. and Fairview. A small portion of the northern part of the site is zoned FP-O (Floodplain Overlay), which will not be affected by this rezoning request, and the FP-O area is not part of the applicant's redevelopment plans.

The rezoning action will remove the subject properties, Lots 4A and 4B of the of the Administrative Plat of Centre West Office & Storage Park, from the planned development guidelines imposed by the Centre W. Office and Storage Park C-P Plan. The remaining property in the Centre W. Office and Storage Park C-P Plan (Lots 4C and 4E) which is occupied by a self-storage facility and located to the south of the subject lots will remain subject to the C-P plan as initially approved and then amended to allow the present car wash and veterinary clinic configuration, in 1987.

While the proposed use for 2502 W. Worley (Lot 4A) as an animal boarding facility is an allowed use under the present CP zoning, the area has been subject to numerous minor and major amendments over the past thirty years. In summary, these amendments have allowed for revisions to the site layout to allow the present building and parking configuration, conversion of car wash bays to automatic vs. coin-operated technologies, and for a communications tower to be located on the site. Both the existing veterinary clinic and the proposed boarding facility are classified under "Veterinary Hospital" in the UDC, a permitted use in the M-C zone subject to use-specific standards found in Section 29-3.3(q). Rezoning to M-C classification will permit redevelopment without the necessity of seeking a PD Plan amendment process at this time, or as future redevelopment activity is desired.

The proposed M-C zoning is consistent with the adjacent zoning and land uses in this area. To the east of the site is M-C, and to the west is M-BP (Business/Industrial Park). The self-storage units to the south would remain PD, and the Columbia Mall property across Worley to the north is also

zoned PD. The Columbia Imagined Future Land Use designation of the site is “Commercial”, which supports the proposed rezoning to the M-C (Mixed Use-Corridor) designation.

Rezoning the property will allow for redevelopment of the site subject to the requirements of the UDC, which allows for greater development certainty for the property owner and reduces the burden of PD development plan amendments which are often minor business and redevelopment needs. Since its original zoning to PD, the surrounding area has developed as a commercial corridor with the adjacency of the Columbia Mall, the Shoppes at Stadium, and the Stadium commercial corridor. Furthermore, an animal boarding facility is likely to have reduced traffic and lower impacts than the present car wash use. The rezoning proposal meets all applicable zoning standards under the Unified Development Code, and staff believes it is consistent with the Comprehensive Plan.

**RECOMMENDATION**

Approval of the requested rezoning of 2502 and 2504 West Worley from PD to M-C.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Applicant's June 12, 2018, information meeting sign-in sheet and summary

**HISTORY**

<b>Annexation date</b>	1955
<b>Zoning District</b>	PD (Planned Development) & FP-O (Flood Plain)
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Lots 4A & 4B of the Centre West Office and Storage Administrative Plat

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	2.08 acres
<b>Topography</b>	Slopes downward south to north to Worley Street
<b>Vegetation/Landscaping</b>	Generally turf and pavement
<b>Watershed/Drainage</b>	Harmony Creek
<b>Existing structures</b>	Car wash, veterinary clinic and parking

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

	<b>W. Worley Street</b>
<b>Location</b>	Along northern edge of property
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	In place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	.4 miles to the west of Clary-Shy Park
<b>Trails Plan</b>	1 mile southeast of the Harmony Creek Trail
<b>Bicycle/Pedestrian Plan</b>	NA

**PUBLIC NOTIFICATION**

All property owners within 200 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 June 26, 2018. 7 postcards were sent. The applicant invited adjacent property owners to a meeting on June 12, 2018. The comment sheet from the meeting is included in the attachments.

<b>Public information meeting recap</b>	Number of attendees: 4 (applicants)
<b>Comments/concerns:</b>	NA
<b>Notified Neighborhood association(s)</b>	NA
<b>Correspondence received</b>	None to date

Report prepared by Rachel Bacon

Approved by Patrick Zenner