

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 9, 2023**

**SUMMARY**

A request by Engineering Surveys and Services, Inc. (agent), on behalf of SAP Holdings LLC (owner), seeking a Conditional Use Permit (CUP) for a travel trailer park. The subject site is located directly northeast of the US 63 and Route B Interchange and is commonly addressed 4150 Paris Road. **(Case # 60-2023)**

**DISCUSSION**

The applicant is seeking approval of a conditional use permit to allow a travel trailer park to be constructed on the southwestern portion of the subject 12.08-acre property addressed as 4150 Paris Road. This request is being heard concurrently with Case # 59-2023 that seeks to rezone the subject acreage from A (Agriculture) to M-C (Mixed-use Corridor).

A similar concurrent request for a rezoning and CUP was made for the parent parcel of this site in 2022 under cases #45-2022 and #46-2022. That request included land fronting Hinkson Creek Road that is inundated by floodplain and FEMA-regulated floodway. Given these considerations, staff recommended denial of M-C zoning for the entire tract and stated that M-C may be appropriate for a portion of the tract west of the stream. The requests were withdrawn during the March 10, 2022 public hearings and a final plat was approved which subdivided the parent tract into two lots generally divided by the stream. The subject site associated with this case is consistent with staff's conclusion that the western tract would be appropriate for M-C zoning and the proposed travel trailer park.

The site was annexed into the City as part of a 1969 mass annexation and assigned 'A' as a holding zoning district. Adjacent properties east of Route B are zoned A under similar conditions. Properties west of Route B from the interchange up to Brown Station Road are zoned IG and improved with several industrial facilities. Properties farther north on the eastern portion of the corridor are also zoned IG and improved with industrial facilities.

The subject site is separated from the US Highway 63 off-ramp by a steep embankment and faces Paris Road with a less severe slope. The site is densely wooded with canopy cover containing a variety of significant trees including old hardwoods and mixed invasive species. A stream follows the eastern property boundary effectively separating it from the lot to the southeast held in common ownership. The stream is overlaid with a Type II stream buffer as shown on the final plat approved in December 2022.

The applicant proposes to develop the site with a travel trailer park featuring 50 trailer sites and a 5,000 square foot building as seen on the attached conceptual site plan. The building would serve as the administrative building for the park, include accessory retail products, and contain amenities for the park patrons including showers, restrooms, etc. The park is illustrated as being located on the developable portion of the site located away from regulated natural features including stream buffer, steep slopes, and floodplain.

The development takes access from Paris Road/Route B which has an approved MoDOT break in access that has yet to be constructed. There is an active CIP project (#2215) along the Route B corridor from the Business Loop to City Limits which consists of a road safety audit in conjunction with the City's Vision Zero initiative. As Paris Road/Route B is MoDOT maintained, any work within the ROW would require a MoDOT permit before work commences. A condition has been self-imposed such that the number of potential travel trailer sites would not generate trips during peak hour that would otherwise require a traffic study.

This use requires a conditional use permit (CUP) in either the site's existing 'A' zone or the requested 'M-C' zoning which is the subject of Case # 59-2023. As such, the request for a CUP is appropriate within either district. Staff's evaluation of the request is based on the CUP criteria of Section 29-6.4(m) of the UDC shown below.

**Conditional Use Permit Criteria**

**(A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located**

**(B) The proposed conditional use is consistent with the city's adopted comprehensive plan**

**(C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site**

**(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion**

**(E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided**

**(F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.**

The proposed lot complies with all dimensional standards for A and M-C as required by the UDC. The proposed trailer sites are not conflicting with the lot's setbacks. While the 'A' district is intended for large-scale agricultural uses contained within the city and certain public uses, it does permit facilities or activities best located in a more isolated area. Conversely, the M-C district is intended to allow for a broad range of commercial activities that may often be oriented toward automobile access and visibility in addition to other uses where potential adverse impacts are minimized.

The location of the proposed park is within the developable portion of the property and is setback significantly from neighboring properties to the east. The use would not create any adverse impacts upon neighbors. This proposed use is minimally intensive compared to nearby industrial uses and is seen as appropriate with its surroundings. The development can act as a transitional use between the significant industrial nature of Route B and agricultural zoning to the east.

The site has appropriate access to support the proposed use which would otherwise not be applicable for agricultural property located in more remote areas. The site is served by all City utilities and services. Additionally, the site has an approved location for a sewer pump station with sufficient capacity for the proposed number of trailer sites.

Staff finds the request to be consistent with the Comprehensive Plan and the evaluation criteria for a CUP as found in Section 29-6.4(m) of the Code. When reviewing CUP requests, the Commission may recommend and the Council may approve additional CUP conditions deemed necessary to carry out the provisions and intent of the UDC. It should be further noted that a CUP will run with the land unless otherwise conditioned.

Improvements to the site will be required to comply with all requirements of the UDC with regard to land disturbance and building permitting as well as any imposed conditions. A floodplain development permit

would be required for any future site improvements given a small portion of the site is designated as being located within the floodplain overlay district.

**RECOMMENDATION**

Approve the conditional use permit subject to the following conditions:

1. The travel trailer park shall be limited to a maximum of 80 travel trailer sites.
2. An approved land disturbance plan will be required prior to development of the travel trailer park.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Conceptual Site Plan

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	12.08
<b>Topography</b>	Steep decline from US-63 interchange, drainage features
<b>Vegetation/Landscaping</b>	Heavily wooded
<b>Watershed/Drainage</b>	Hinkson Creek Watershed
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	A (Agriculture)
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Legal Lot, Lot 1 of SAP Subdivision

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

<b>Paris Road</b>	
<b>Location</b>	West
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	CIP #2215; Route B Improvements, road safety audit
<b>Sidewalk</b>	Existing

<b>US 63</b>	
<b>Location</b>	South
<b>Major Roadway Plan</b>	Freeway
<b>CIP projects</b>	None
<b>Sidewalk</b>	None

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Brown Station Park – ½ mile north
<b>Trails Plan</b>	Proposed primary trail on-site; Proposed Hinkson Creek Trail and Colt RR trail located within ½ mile.
<b>Bicycle/Pedestrian Plan</b>	Trail is a proposed new addition to bike/ped network

**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 via an advanced notification postcard which was mailed on February 14, 2023. 6 postcards were sent.

<b>Public Notification Responses</b>	None
<b>Notified neighborhood association(s)</b>	Mexico Gravel NA
<b>Correspondence received</b>	None

Report prepared by: Brad Kelley

Approved by: Patrick Zenner