

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2017

SUMMARY

A request by Crockett Engineering (agent) on behalf of Welcome Home, Inc. and Mid-Missouri Veterans, LP (owners) for a major amendment to the C-P plan known as "Veterans Campus". The subject site is located at 2112 and 2120 Business Loop 70 East. The applicant is seeking an additional screening variance for Lot 2, and is updating the C-P plan to match the plat (Case # 15-18) of the property. **(Case # 17-108)**

DISCUSSION

The applicant is requesting approval of a C-P plan amendment delay installation of required screening between C-P and R-1 zoned land, add a free-standing monument sign to the development, and update the C-P plan match the recorded final plat associated with the development. The C-P plan was previously approved on August 4, 2014 (Ord. # 22146) and the final plat was approved January 21, 2015 (Ord. # 22337).

The original C-P plan contained two lots - Lot 1 was zoned C-P and Lot 2 was zoned R-1. As part of the C-P plan approval the applicant was granted a variance from Section 29-17(d)(6) relating to required screening between Lots 1 and 2 which were owned by the applicant. A note was added to the C-P plan stating that "screening along the south line of the C-P zoned property shall be installed at the time the R-1 zoned property is developed." The note further stated that the screening shall be installed by owners of the C-P zoned property.

While the C-P plan included a note regarding the trigger to install the required screening, the note did not match the language within the ordinance approving the C-P and variance. The language within the approving ordinance states that, "...screening shall not be required along the south portion of **Lot 1** where it abuts the adjacent **R-1 zoned** property." The subsequent replat subdivided the northern half of the property (originally shown as Lot 1) into two lots, naming them Lot 1 and Lot 2, respectively. Therefore, the variance, per the approving ordinance, is only in effect for Lot 1 of the subdivision. As a result of the variation between the plan note and ordinance language relating to the screening variance the applicant has been required to submit this request.

The updated C-P plan has revised Note #12 to specifically include reference to the lot numbers to which the screening variance would apply. The new note now calls out Lots 1 and 2 specifically which is where the division between the C-P and R-1 zoned land is located. The condition for installation of the screening remains the same as was originally approved in 2014 – at the time the R-1 land develops with the owner of the C-P land being required to install the required screening.

The proposed plan amendment also includes the addition of a monument sign on Lot 2, on the property's Business Loop 70 frontage. As the sign was not included in the original C-P plan, it has been included in this request. Freestanding signs are governed by Section 23-25(a), however since the subject site is planned district, the Commission and Council may consider alternative signage provisions. The submitted "Design Parameters" indicate that the proposed sign will

comply with the City's sign code as applied to commercially zoned property along a major collector.

Staff has reviewed the proposed C-P plan amendment and finds that it meets the technical requirements of the zoning and subdivision regulations and the previously approved statement of intent.

RECOMMENDATION

Approval of the major amendment to the "Veterans Campus PD Plan."

ATTACHMENTS

- Locator maps
- Veterans Campus Planned Development Plan, dated April 20, 2017
- Design Parameters
- Previously approved C-P Plan for Veteran's Campus, dated July 11, 2014
- Ordinance # 022146 (Rezoning and C-P plan approval)

HISTORY

Annexation date	1955
Zoning District	PD on north half, R-1 to the south
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Veterans Campus (Ord. # 22337, 2015) Replat of Lots 11 and 17 of Conley and Gordon's Subdivisions

SITE CHARACTERISTICS

Area (acres)	4.07 acres
Topography	Flat to the north, creek cuts through Lot 3 to the south.
Vegetation/Landscaping	Turf and Trees, NW quadrant developed
Watershed/Drainage	Perche Creek
Existing structures	Apartment building on Lot 1 (NW quadrant).

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

East Business Loop 70	
Location	South side of Campus
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks constructed

Ammonette Street	
Location	West side of site
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	None
Bicycle/Pedestrian Plan	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner