

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 5, 2018**

SUMMARY

A request by McClure Engineering Company (agent) on behalf of the City of Columbia (owner) for approval of a Planned Development (PD) Plan to be known as “Auburn Hills Plat 16 PD Plan”. The 8.55-acre subject property zoned is PD (Planned Development) and located approximately 300 feet east of Rangeline Street and south of International Drive. **(Case #18-81)**

DISCUSSION

The City of Columbia is seeking approval of a Planned Development Plan for the North Columbia Police Station to be known as the “Auburn Hills Plat 16 PD Plan”. The City Council authorized purchase of the 8.55-acre site on February 1, 2016. The police station use is consistent with the existing PD zoning approved on September 4, 2001. There is FP-O (Floodplain Overlay) running from the southwest corner of the property to the northeast alongside the Cow Branch, a USGS-designated Blue Line Stream.

The entirety of Auburn Hills PD (formerly CP) zoned area was granted a waiver from the requirement that a planned development plan be approved at the time of final platting by the City Council. This waiver was included as a condition of the “Preliminary Plat of Auburn Hills C-P” approved on May 3, 2004. As such, the portion of the property final platted under Auburn Hills Plat 12 (see discussion below) does not have a PD plan. The southernmost portion of the site falls under the Auburn Hills South C-P Plan approved in 2007, but will be subject to this proposed PD Plan once it is approved.

The indicated above, subject site was previously platted as part of Auburn Hills Plat 12 (lots 1204, 1205 and 1206) and Auburn Hills Plat 15 (Lot C1506). As part of this proposed PD plan evaluation, staff is concurrently reviewing a one-lot replat (Case #18-82), consistent with the PD plan, that will consolidate the existing lots into one to ensure compliance with the UDC. Given the PD plan serves as the preliminary plat, approval of the replat will not require additional Commission review prior to its consideration by Council for their approval.

The site is presently undeveloped, with the Moser’s Grocery Store to the south and other commercial and office uses to the north and south. To the north, construction is presently underway for the CenterPointe Hospital, which will be a 56,000 square-foot, 72-bed hospital. To the west, across Rangeline Street, are residential areas in unincorporated Boone County and to the east are multifamily and single-family residential areas. The site is in the North Strategic Neighborhood area designated for targeted investment under the 2015-2018 City of Columbia Strategic Plan. Easements for the extension of the Cow Branch Trail are shown on the plan and the corresponding plat.

The PD plan shows 27,500 square feet of total proposed building improvements distributed between two buildings. 24,000 square feet have been allocated to a two-story police station and 3,500 square feet to an accessory storage building as shown on the plan. Both buildings are shown outside of the FP-O overlay, but a small amount (approximately 13 stalls) of the

southeastern portion of the parking lot falls within the FP-O district. As such, a Floodplain Development Permit shall be required prior to the submittal of construction plans.

In addition to the two principal buildings, the plan includes 140 parking spaces, with 33 in a front public parking lot and 107 spaces in the secured rear lot. The UDC indicates “no requirement” for police and fire station parking. The proposed parking is reasonable, and International Drive will allow for overflow on-street parking should community events or needs occur.

The site is proposed to be accessible from two accesses along International Drive. The first is a standard driveway approach to the proposed facility and the second is via an 18-foot wide driveway that is located within an existing 30-foot wide, dual utility and driveway easement which can be expanded in the future as adjacent development to the west occurs. The driveway access width was coordinated with the Fire Department and is acceptable. The turning radius into the rear parking lot will be verified with the Fire Department prior to submission of construction plans to ensure sufficient turn radius is maintained for emergency ingress/egress.

The plan includes a maximum building height of 45 feet, a minimum of 30% open space, and 15% minimum landscaping. Landscaping, lighting, and signage shall comply with the provisions of Article 4 of the UDC. Stormwater facilities are required to meet the City of Columbia Storm Drainage Design Manual. The City’s Utilities Department is coordinating with the design consultants in the design of the water main extension to the site.

Based upon the Plan’s proposed allowed use, the development restrictions outlined by the development plan, and the overall development pattern of Auburn Hills, staff supports the development plan subject to a minor technical addressing a plan note regarding front yard setbacks. The police station is a logical land use, the two-story building will not be out of scale as the area develops, the site has good access to major roadways, and potential positive community benefits may be realized by the civic function of the station.

RECOMMENDATION

Approval of the Auburn Hills Plat 16 PD Plan subject to minor technical corrections prior to forwarding to City Council.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Auburn Hills Plat 16 Development Plan and Landscaping Plan
- Design Parameters Worksheet

HISTORY

Annexation date	1998
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial District; Open Space/Greenbelt (along floodplain)
Previous Subdivision/Legal Lot Status	Auburn Hills Plat 12; Auburn Hills Plat 15

SITE CHARACTERISTICS

Area (acres)	8.55 acres
Topography	Generally flat
Vegetation/Landscaping	Generally turf, tree stand alongside the Cow Branch Stream
Watershed/Drainage	Bear Creek
Existing structures	Vacant

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

International Drive	
Location	Along northern edge of property
Major Roadway Plan	Neighborhood Collector
CIP projects	The North Police Station is a CIP-Funded Project
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Existing park service area. Closest park is Auburn Hills Park, .4 miles to the east.
Trails Plan	Cow Branch Trail Expansion
Bicycle/Pedestrian Plan	Cow Branch Trail Expansion

PUBLIC NOTIFCATION

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 13, 2018.

Public information meeting recap	Number of attendees: 4 (applicant and City staff). Comments/concerns: None
Notified Neighborhood association(s)	White Pines Neighborhood Association; Auburn Hills Neighborhood Association
Correspondence received	None in opposition or favor.

Report prepared by Rachel Bacon

Approved by Patrick Zenner