



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 5, 2017

Re: Clary-Shy Agriculture Park PD - PD Plan (Case #17-188)

Executive Summary

Approval of this request will result in the approval of a PD plan to allow the construction of a farmers' market facility, along with other similar uses, within the Clary-Shy Park.

Discussion

The applicant, McClure Engineering Company (agent) on behalf of the City of Columbia (owner), is seeking approval of a PD (Planned District) Development Plan to be known as the "Clary-Shy Agriculture Park PD plan" and an associated Statement of Intent (SOI). The 17.21-acre subject property is located at the northwest corner of Ash Street and Clinkscales Road.

The PD plan, which will supersede a previously approved plan for a farmers' market on this site, is a joint project that includes the City of Columbia Parks Department and the Columbia Center for Urban Agriculture (CCUA), and will include space for the CCUA offices as well as educational space, areas for fruit and crop production, and orchards.

The PD plan includes additional parking for the site, which is in addition to the spaces for vendors within the controlled area of the farmer's market shelter, and in addition to the existing parking currently provided by the ARC, which is also located on the subject property. Approval of the PD plan will also allow for the combination of the two existing lots into one lot with approval of a separate final plat.

At its August 10, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and multiple representatives for the applicant gave an overview of the request. Commissioners inquired about the general operation of the farmers market, including refuse collection, security of the site, and funding. They also discussed that the site will be open air but will be required to be sprinkled for fire safety. The Commission also inquired about a possible bus stop on the site, as well as overflow parking. The applicant stated that they have an arrangement with Columbia Public Schools to park on the property to the north, although the PD plan meets the requirements for parking spaces.

One resident spoke in favor of the request during the public hearing. Following additional discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the PD plan and SOI.

A copy of the Planning Commission staff report, locator maps, PD plan, statement of intent, previously approved *Farmers Market C-P* plan, public correspondence received after the public hearing, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at City's expense, as they are the property owner.

Long-Term Impact: Long-term impacts would include infrastructure maintenance and public safety services.

Strategic & Comprehensive Plan Impacts

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/15/2009	Approved C-P Development Plan of <i>Farmers Market</i> (Ord. #20292)

Suggested Council Action

Approve the *Clary-Shy Agriculture Park PD* plan.