

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 6, 2018**

SUMMARY

A request by A Civil Group (agent), on behalf of Bedrock Enterprises (owners), seeking a major amendment to the existing, "Spring Creek Phase II PD Plan." The property is located roughly 600 feet east of the intersection of Vawter School Road and Scott Boulevard. The purpose of this major amendment is to amend the approved statement of intent to include veterinary hospitals as a permitted use. **(Case 26-2019)**

DISCUSSION

The applicant is seeking a major amendment to the existing Spring Creek Phase II PD Plan, to permit a veterinary hospital to be included in the Statement of Intent (SOI) governing uses on the property. The property was annexed into the City as part of a larger tract in 1998, zoned C-P, and permitted to be improved with all uses within the C-1 district with the addition of service stations. At the time of approval, veterinary hospitals were considered a conditional use within the C-1 district and were not included as a permissible use for the site as it was not specifically called out in the approved SOI approved concurrently with the Spring Creek C-P Plan in August 2007. Given these factors, a major amendment to the planned district is now necessary.

The proposed veterinary hospital would be located in the east end of the proposed building, nearest the residential properties to the east. The original zoning ordinance included a requirement for a 50-foot vegetative buffer and tree preservation area between the uses on the subject property and the homes to the east. This buffer is depicted on the approved PD plan, and remains intact. Additionally, the applicant intends for all functions of the animal hospital to be within the enclosure of the building. No outdoor facilities will be constructed on the property, including but not limited to runs, pens, enclosures, and exercise yards. Some outdoor, leashed walking of animals may occur on the subject property to the north and east of the building.

Given the limited outdoor activity proposed by the applicant, in addition to the existing 50-foot buffer and tree preservation area, staff supports the proposed revision to the statement of intent. Traffic loads would be significantly lower for a veterinary hospital compared to some potential uses, such as restaurants and retail shops. Given that functions will be within the building, and there will be no outdoor boarding of animals, impacts to neighboring properties will be minimized.

The proposal has been reviewed by staff, and meets all applicable City zoning standards.

RECOMMENDATION

Approve the revised statement of intent, to permit veterinary hospitals on the subject property.

ATTACHMENTS

- Locator maps
- Revised Statement of Intent
- "Spring Creek Phase II PD Plan" dated June 28, 2017

HISTORY

Annexation date	1998
Zoning District	PD (Planned District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Lot 601, Spring Creek Plat 6

SITE CHARACTERISTICS

Area (acres)	4.88 acres
Topography	Slopes generally north toward creek, flat near where stem enters the larger portion of the property
Vegetation/Landscaping	Turf where disturbed, wooded at northern end of lot
Watershed/Drainage	Hinkson Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric Cooperative

ACCESS

Vawter School Road	
Location	Southern edge of property
Major Roadway Plan	Major Arterial (Improved & City-maintained) 53 ft ½ width ROW
CIP projects	N/A
Sidewalk	Stem encumbered with entry drive

PARKS & RECREATION

Neighborhood Parks	Adjacent at north end with MKT Scott Boulevard Access, Jay Dix Station
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner