

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 10, 2016**

SUMMARY

A request by Engineering Surveys and Services (agent) on behalf of Christiansen Investments, LLC (owner) to annex 70.6 acres into the City of Columbia, and to permanently zone 10.83 acres to PUD (Planned Unit Development), 8.94 acres to O-1 (Office District), 10.0 acres to C-P (Planned Business District), 25.69 acres to C-3 (General Business District), and 15.11 acres to R-3 (Medium Density Multiple-family Dwelling District). The subject site is located at the southwest corner of Highway 763 and Brown School Road.

DISCUSSION

The applicant is seeking to annex approximately 71 acres into the City of Columbia and zone portions of the property R-3, PUD, O-1, C-P and C-3. The site is currently located within unincorporated Boone County and is zoned primarily R-S (Single-family Residential), with a portion of the property (approximately 8 acres) at the intersection of Brown School and Highway 763 zoned C-G (General Commercial), as seen on the aerial locator map. In addition, a preliminary plat for the property has been submitted for consideration as case #16-35.

As seen on the attached zoning graphic, the applicant is requesting multiple zoning districts be applied to the subject property. Currently, the site is zoned commercial generally along the Hwy 763 corridor, with the balance of the site zoned single-family. Looking at adjacent properties, on the north side of Brown School, the majority of the property is located within Boone County and is developed with large-lot, single-family homes, with the exception of an existing mobile home development. Similar to the subject property, on the northeast corner of the intersection of Hwy 763 and Brown School, the property is zoned commercial (C-P). On the east side of Highway 763, the lot at the southeast corner of the intersection is zoned C-3, while the surrounding properties further to the south are developed as an industrial area in the County.

To the south of the subject property, adjacent to the proposed R-3, is an area zoned M-C (Controlled Industrial District) that is currently undeveloped. The M-C district includes specific provisions that require enhanced screening and setback requirements when such zoning is adjacent to residentially zoned property. C-P is also adjacent to the site on the south, with O-1 and R-1 located along the west of the site.

The zoning requested by the applicant would expand the commercial zoning on the property by zoning roughly 36 acres to C-3, which is equivalent to the County's C-G zoning. The commercial zoning would be located on lots 4, 5 and 7 of the proposed preliminary plat (which is attached for reference), located to the east of White Tiger Lane and north of Boone Industrial Drive. Moving westward on the tract, the intensity of the proposed zoning would decrease as the distance from the intersection of Hwy 763 and Brown School increases. The future extension of White Tiger provides a transition from the C-3 zoning on Lot 4 to the C-P zoning on Lot 3.

Moving further west, the C-P zoning on Lot 3 transitions to O-1 zoning on Lot 2 which would permit office and other similar uses, including residential. The furthest western parcel (Lot 1) is proposed as PUD-12, which allows a dwelling density of no more than 12 units per acre (for comparison, the R-3 District permits 17 units/acre). Finally Lot 6, located in the southwest corner of the property, south of the Cow Branch, would be zoned for medium density multi-residential uses (R-3).

As some of the site includes planned districts, the applicant has submitted a Statement of Intent (SOI) that will guide the development of those tracts in the future. The SOI for the C-P zoning would limit development of the site to 110,000 square feet of floor area (on 10 acres), and would limit uses to those generally found within the C-1 and C-2 commercial districts. The C-P and PUD zoning districts require the review of development plans prior to the development of the sites, thereby enabling the City an opportunity to review and approve the final design for the sites.

Staff generally supports the requested zoning districts for the subject property as presented. The comprehensive plan, while not directly reflecting the requested zoning on the future land use map, does identify the intersection of major roadways (such as Hwy 763 and Brown School) as potential commercial hubs, and recommends surrounding zoning accommodate mixed uses, with emphasis on higher-density residential uses in order to create and support accessible commercial nodes. Overall, staff finds that the proposed permanent zoning is consistent with the goals and objectives of Columbia Imagined. The request has been reviewed by both internal and external agencies and is supported.

RECOMMENDATION

Approval of the requested rezoning pending annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Zoning graphic
- Statement of Intent
- Proposed preliminary plat

SITE CHARACTERISTICS

Area (acres)	70.6
Topography	Generally sloping towards Cow Branch; gradual slopes to north, steeper on south
Vegetation/Landscaping	Majority tree covered, also turf; little landscaping on developed portion
Watershed/Drainage	Cow Branch
Existing structures	Multiple commercial structure on eastern developed portion of property

HISTORY

Annexation date	NA
Zoning District	Boone County R-S (Single-family Residential); C-G (General Commercial)
Land Use Plan designation	Neighborhood, Commercial, Open Space
Previous Subdivision/Legal Lot Status	Surveyed tracts; legal lot status unverified

UTILITIES & SERVICES

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

ACCESS

Brown School Road	
Location	Along north side of site.
Major Roadway Plan	Major Arterial (currently improved with 2-lanes & City-maintained); 108-foot right of way required
CIP projects	<i>10+ Year Projects:</i> Brown School Rd - 4 lanes (Providence to Hwy 763)
Sidewalk	5-foot sidewalk required

PARKS & RECREATION

Neighborhood Parks	No parks located within a ½ mile of majority of property
Trails Plan	Proposed Primary Trail (Cow Branch) located on property
Bicycle/Pedestrian Plan	8' path on north side of Brown School Road; 8' path and bike lanes on 763

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 of a public information meeting, which was held on December 1, 2015.

Public information meeting recap	Number of attendees: 3 Comments/concerns: Questions regarding proposed land uses
Notified neighborhood association(s)	Brookside Square Homeowner Association Forest Ridge Homeowner Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner