

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 21, 2021**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of Central Missouri Subcontracting Enterprises (owner), for the assignment of permanent M-OF (Mixed-use Office) City zoning, upon annexation, on approximately 0.65-acres of land located approximately 1200' south of the intersection of E Nifong Blvd and S Bearfield Road west of property address 4040 Bearfield Road. The parcel is presently zoned County A-1 (Agriculture) and improved with a gravel parking lot. **(Case #304-2021)**

**DISCUSSION**

The applicant is seeking to assign M-OF (Mixed-use Office) zoning upon annexation to approximately 0.65-acres of property located approximately 1200' south of the intersection of East Nifong Boulevard and South Bearfield Road. The property is presently improved with a gravel parking lot. The M-OF zoning request is desired so that the owner may develop the site with an office building to be used as the administrative office of the Central Missouri Subcontracting Enterprises (CMSE) Giving Gardens center located directly to the east.

The site is presently located within unincorporated Boone County and is zoned County A-1 (Agriculture). The parcel to the north and east, held in common ownership, is zoned IG and contains the CMSE facility otherwise known as the Giving Gardens Greenhouse and Nursery. The parcel to the south is zoned County C-GP (Planned Commercial) and contains several dilapidated office and school related facilities. The property across Bearfield Road is a residential single-family subdivision known as Bearfield Meadows that was zoned PUD-5 (Planned Unit Development) in 2000. Two drainage basins buffer the residences from Bearfield Road.

The subject property takes access from Bearfield Road via a shared driveway to the north and a private street to the south. Bearfield Road is an unimproved major collector with various sidewalk gaps. If annexed and developed, sidewalk would be required to be constructed along the site's street frontage.

The property is contiguous to the City's corporate limits on its western, northern, and eastern property lines. The site is located within the Urban Services Area as depicted in Columbia Imagined and would require a sewer main extension across the parcel to the north which is also owned by the applicant. Water would be served by the City of Columbia. Boone Electric currently serves the property and maintains an overhead line on-site. If annexed, the City would have the option to serve the property.

***Permanent Zoning***

Changes in zoning are evaluated on how the zoning correlates with the City's comprehensive plan, the Future Land Use Map, and how the zoning would impact and integrate with surrounding properties. Staff has reviewed the request and offers the following observations.

**1. Appropriateness of the Mixed-Use Office District**

The requested M-OF zone is intended to provide for professional, administrative, corporate, and other offices and similar low-impact uses. It is intended to allow innovative design approaches that reflect and respect the character of nearby residential areas without the need for rezoning to a planned development district. The principal uses are small-scale office, personal services, and

residential uses.

The requested M-OF zoning would allow office and other uses that are shown in Table 29-3.1 of the Unified Development Code (UDC). Since the applicant is seeking permanent zoning of M-OF to permit an administrative office building associated with the CMSE facility to the east, staff believes that the M-OF district is the most appropriate zone for the desired use and land use context. As no standing structures exist on the site, no non-conformities would be created with respect to the M-OF zoning standards.

## **2. Future Land Use Map**

Columbia Imagined identifies parcels along the southern Bearfield Road corridor as being located in the Commercial, Employment, and Neighborhood district with Neighborhood and Employment being the stand-out designations on the Future Land Use Map (attached). The subject site is identified as a Neighborhood district given its County zoning at the time of Plan adoption. Property to the north and east are designated Employment and the property to the south is designated Commercial. Most properties on the eastern frontage of the corridor are designated Employment districts.

This site and the surrounding areas, per the Future Land Use Map are all located within a sensitive area. This overlay designation identifies the recharge area for the Devil's Icebox. Preservation and protection of these areas should be encouraged to mitigate negative impacts on community resources.

While the future land use categories in Columbia Imagined do not directly correlate to the zoning districts found within the UDC, the Employment district is for basic employment uses. This includes offices, warehouses, corporate headquarters, and manufacturing as well as supporting uses such as multi-family residential, retail, and restaurants. The zoning districts that permit these uses include M-OF, M-N, M-C, M-BP, and IG with M-OF being the least intense use and IG being the most intense.

## **3. Surrounding zoning and land uses.**

The surrounding zoning and land uses are mixed ranging from single-family structures under PUD-5 zoning across Bearfield Road to manufacturing/warehousing under IG zoning directly to the east. An office building or other use permitted by M-OF would not be out of character with the existing uses along the corridor. Additionally, development of this site could serve as a transitional buffer between the industrial property to the east and the single-family residential to the west.

## **4. Bearfield Road**

The site takes access from and fronts Bearfield Road which is an unimproved road. If annexed and developed, the developer would be required to plat the property thereby dedicating the necessary half-width right-of-way for a Major Collector in the approximate amount of 21'. Additionally, sidewalk construction would be required which would connect the sidewalk to the north. Reviewing the small-scale of the site and the low-impact uses associated with M-OF zoning, staff finds that the request would not create any adverse impacts on traffic.

## ***Conclusion***

As the site is most appropriately designated as an Employment district, its location within a sensitive area is significant and zoning requests should be looked at with great care. The requested M-OF

zoning is the least-intensive district associated with the Employment district as it does not support retail, restaurants, or manufacturing nor would the scale of the 0.65-acre parcel permit a corporate headquarters. Additionally, the low-impact uses permitted by the M-OF district would not create an adverse impact on the unimproved road due to the nature of their traffic patterns and general use restrictions when compared to other mixed-use zones. Future development of this site may facilitate sidewalk construction and public improvements via right-of-way dedication.

**RECOMMENDATION**

Approval of the requested M-OF designation as permanent zoning pending annexation.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Zoning Graphic
- Future Land Use Map

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.65
<b>Topography</b>	Generally level
<b>Vegetation/Landscaping</b>	Turf
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	Gravel parking area

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	County A-1
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Unplatted

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia (currently unserved)
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	BCFD/City of Columbia
<b>Electric</b>	Boone Electric

**ACCESS**

<b>South Bearfield Road</b>	
<b>Location</b>	West side of property
<b>Major Roadway Plan</b>	Major Collector (unimproved)
<b>CIP projects</b>	None
<b>Sidewalk</b>	None; Required upon development

<b>Private Street</b>	
<b>Location</b>	South side of property
<b>Major Roadway Plan</b>	N/a
<b>CIP projects</b>	N/a
<b>Sidewalk</b>	None

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Nifong Park, ¼ mile east; Phillips Park, ½ mile southeast
<b>Trails Plan</b>	Proposed tertiary trail, Clear Creek Trail, ¼ mile east
<b>Bicycle/Pedestrian Plan</b>	South Bearfield Road, key roadway to bike/ped connectivity

**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 this pending request on September 17, 2021. 17 postcards were distributed.

Report prepared by Brad Kelley

Approved by Patrick Zenner