



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 19, 2020

Re: The Colonies Plat 5-E, Lot 5-D - Major PD Amendment (Case #176-2020)

Executive Summary

Approval of this request would result in the creation of a development plan for Lot 5-D of The Colonies Plat 5-E, depicting a family daycare center.

Discussion

Crockett Engineering (agent), on behalf of OTA Properties, LLC (contract purchasers), is requesting approval of a PD plan to be known as "PD Plan for Lot 5-D of The Colonies" that is located on the east side of Colony Drive, approximately 400 feet south of Chapel Hill Road. The proposed plan depicts a family daycare facility and play yard on Lot 5-D. The subject property was included in the PD plan, "The Colonies Plat 5-E C-P Plan," which was approved in 2014 as a vacant lot for future development. The current proposal is a stand-alone PD plan for Lot 5-D.

The subject property was originally included in, "The Environment C-P/O-P Plan," which was approved in 1988. At that time the property was rezoned to O-P (Planned Office District). In 2004, the property was again rezoned to C-P (Planned Commercial District) and the statement of intent was amended to include uses such as, "schools operated as a business except trade schools." The planned district was again revised in May 2014 to further expand the permitted uses to include family daycare homes, day care centers, preschool centers, nursery schools, child play care centers, child education centers, child experiment stations, and child development institutions, among other uses. Therefore, the proposed use is currently permitted on the property.

The proposed PD plan depicts a 10,650 square foot daycare facility surrounded on three sides by a retaining wall, which is necessary due to moderate slopes on the property. The wall allows for creation of a flat terrace for development and to accommodate outdoor recreation space, or a "play yard". Parking is located at the front of the property along Colony Drive, which is a private drive and is the only means of access for the subject property. A total of 32 vehicle parking spaces are provided which is 200% of that required (16 spaces) per the UDC. The applicant states that, due to their particular preschool model they anticipate increased vehicular traffic as parents, teachers, and guests come and go. PD zoning permits the applicant to propose the excess parking, which should be considered in conjunction with the PD plan.

The Planning and Zoning Commission considered this request at their October 8, 2020 meeting. Staff presented its report and the applicant was present for questions. No one from the public spoke regarding the proposal. Following brief discussion, the Commission



City of Columbia

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moved to approve the PD plan and increased parking by a vote of 8-0 in favor of the request.

The Planning Commission staff report, locator maps, PD Plan, Ordinances 18031 and 22060 relating to prior rezoning actions, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
05/19/2014	Approved "The Colonies Plat 5-E C-P Plan," amended SOI (B 117-14)
04/05/2004	Approved Rezoning to O-P (Ord. 18031)

Suggested Council Action

Approve the proposed, "PD Plan for Lot 5-D of The Colonies," as recommended by the Planning and Zoning Commission.