



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 7, 2019

Re: Spring Creek Phase II PD Plan – Major Amendment (Case #26-2019)

Executive Summary

Approval of this request would permit veterinary hospitals to be added, as a permitted use, to the existing Spring Creek Phase II PD Plan Statement of Intent.

Discussion

The applicant, A Civil Group (agent), on behalf of Bedrock Enterprises (owners), seeks 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 in 1998, zoned C-P, and permitted to be improved with all uses within the C-1 district with the addition of service stations. In August 2007 with the approval of the Spring Creek C-P Plan, veterinary hospitals were considered a conditional use within the C-1 district and were not included as a permissible use upon the site since they had not been specifically called out in the approved SOI. Given these factors, a major amendment to the planned district is now necessary.

The proposed veterinary hospital would be located near the center of the proposed building and separated from the nearest residential properties that lie 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.

The applicant intends for all functions of the proposed veterinary hospital use to be conducted fully within the building - no outdoor facilities will be constructed on the property such as runs, pens, enclosures, or exercise yards. The application has stated that some outdoor, leashed walking of animals may occur as part of the proposed hospital on grassed areas 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.

At its December 6, 2018 meeting, the Planning and Zoning Commission considered this request. The staff provided a report followed by the applicant's representative making a presentation. A member of the public expressed concern regarding the disposal of pet



City of Columbia

701 East Broadway, Columbia, Missouri 65201

waste on the property. No additional public comment was received. Following the staff presentation there was limited Commission discussion regarding the amendment. Following limited additional discussion, the Planning and Zoning Commission recommended (7-0) to approve the proposed SOI amendment.

A copy of the Planning and Zoning Commission staff report, locator maps, revised statement of intent, previously approved Spring Creek Phase II PD Plan, 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 applicant.

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

Vision & Strategic Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
8/22/2007	Approved Spring Creek Phase II C-P Plan (Ord. 19606)

Suggested Council Action

Approve the revised Statement of Intent (SOI) adding veterinary hospitals as a permitted use, as recommended by the Planning and Zoning Commission.