



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2016

Re: Mill Creek Substation C-P - Rezoning, C-P Plan (Case #16-18)

## Executive Summary

Approval of the request will result in the rezoning of Lot 16 from C-1 to C-P, the adoption of a Statement of Intent for Lots 14-16, the adoption of a development plan known as "Mill Creek Substation" permitting the construction of a stormwater management facility, an electric substation, a new public roadway, and a variance to allow 35-foot tall light poles.

## Discussion

Engineering Surveys and Services (agent), on behalf of the City of Columbia (owner), seeks to rezone 1.89 acres of property from C-1 (Intermediate Business District) to C-P (Planned Business District), and for approval of a Statement of Intent and a C-P Development Plan on 5.15 acres of land, to be known as "Mill Creek Substation C-P". The subject properties are located on the west side of Peach Court, approximately 600 feet south of Nifong Boulevard.

The proposed development, which is owned by the City of Columbia, will include an electric substation located on Lot 2 of the proposed development plan, while Lot 1 will include a City owned stormwater management (SWM) facility that will be used to provide stormwater detention for the surrounding area. In addition, a new roadway will be platted through the site to provide additional transportation connections.

As the lots currently exist, Lots 14 and 15 are zoned C-P. Lot 16 will be rezoned to C-P and included in a comprehensive development plan that will include all property that the City owns. The Statement of Intent (SOI), which includes a very narrow range of uses fitting the exact uses the City is proposing (stormwater facilities and public utility services), will be adopted for the development.

The C-P plans reflect the fact that no buildings will be constructed on either lot, only structures supporting the electric substation. The plan also shows the proposed location of a new local non-residential roadway (Nova Way) that will traverse the property and separate the substation from the stormwater maintenance facility. The new right of way will connect with existing right of way on the property to the west that was previously dedicated, and will ultimately provide another connection point to Nifong Boulevard.

The applicant has also requested two exceptions be granted with the approval of the C-P plan. The first is a waiver to the required screening along the south property line, which is adjacent to property owned by the Columbia Public Schools and is zoned R-1, and the second is variance to allow 35-foot tall light poles on C-P property. However, the landscaping waiver has been withdrawn, and a revised landscape plan that complies with



the required landscaping has been provided.

The Planning and Zoning Commission considered this request at its meeting on December 10, 2015. Staff presented its report to the Commission, and the applicant gave an overview of the request. The Commission inquired about the design of the substation and how it would be impacted if the location of proposed electric lines were altered. Ryan Williams, Assistant Utilities Director, responded that the site configuration would generally remain the same regardless of changes to the electric lines. Commissioners supported the requested variance to the light pole height, but did not support the requested waiver to the landscaping requirement, citing concerns with the site's location adjacent to a school.

During the public hearing, one member of the public spoke representing properties owners impacted by the proposed Electric Transmission Project. The individual was opposed to the C-P Plan approval at this time given the possibility that the routes for the electric transmission lines were subject to change based upon additional public hearings that are to be held, but he did not oppose the design of the plan nor the requested waivers.

Following public comments and staff responses, the Planning and Zoning Commission voted (8-1) to recommend approval of the rezoning and Statement of Intent, approval of the C-P plan with the requested variance to the light pole height, but denial of the requested landscaping waiver. The dissenting Commissioner was concerned with the impact that the landscaping may have on the electric substation infrastructure and the underground facilities in the easement where landscaping would be located.

Since the PZC meeting, the applicant has agreed to comply with all landscaping requirements, and so have withdrawn the requested landscaping waiver. The revised landscaping plan (dated 12/14/15) has been provided with this report and is consistent with the Planning and Zoning Commission's recommendation, which includes the required landscaping along the south property line. A copy of the staff report (including locator maps, statement of intent, C-P plan with original landscape plan with revision date of 11/30/15, design parameters), revised landscaping plan with revision date of 12/14/15, and excerpts from minutes are provided for review.

## Fiscal Impact

Short-Term Impact: Construction is expected to begin on the electric substation in 2016.

Long-Term Impact: Maintenance and operation costs for the electric substation.

## Vision & Strategic Plan Impact

### Vision Impacts:

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



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Strategic Plan:

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

## Comprehensive Plan Impacts:

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

### Legislative History

Date	Action
7/1/2002	Ord. #17352: Approved rezoning of Lots 14 and 15 to C-P and a development plan known as "Holiday Inn and Suites"

### Suggested Council Action

- 1) Approval of the rezoning of Lot 16 from C-1 to C-P and adoption of the associated Statement of Intent for Lots 14-16; and
- 2) Approval of the C-P development plan for "Mill Creek Substation C-P" with a variance to allow 35-foot light poles and the associated design parameters as recommended by the Planning and Zoning Commission.