

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 21, 2017**

**SUMMARY**

A request by Engineering Surveys and Services (agent), on behalf of Last Enterprises, LLC (owner), seeking approval to rezone 7.66 acres of undeveloped land from PD (Planned District) to IG (Industrial District). The subject site is located at the southwest corner of the intersection of Vandiver Drive and Mexico Gravel Road, between Vandiver and Highway 63. Concurrent requests for a revised preliminary (Case #18-35) and revised final (Case #18-17) plat accompany this request. **(Case # 18-18)**

**DISCUSSION**

The applicant is seeking rezoning of their property on the east side of Highway 63, from PD (Planned District) to IG (Industrial District). The rezoning is to facilitate development of the property into a set of three light industrial lots. The existing PD zoning of the property limits allowed uses to general retail businesses which were consistent with the overall development theme and pattern of the Centerstate Development. The parcel is not currently subject to a PD plan as one was not submitted upon rezoning of the property.

Columbia Imagined designated this parcel as a part of the Open Space/Greenbelt District, which is designed to provide for the recreational and aesthetic needs of the residents of Columbia. It is also intended to protect sensitive areas such as floodplains and hilly terrain from development and preserve prime natural areas. However, despite this designation, the parcel was disturbed during the construction of the Vandiver Drive connection to Mexico Gravel Road in 2009 and 2010. In light of this disturbance, the value of the subject site as a prime natural area has been diminished and staff finds that the property's Comprehensive Plan designation may be in error given the transportation changes that have occurred.

The Vandiver Drive extension also negated any possibility for development east of the roadway, due to its proximity to the Hinkson Creek stream bed. Much of the land east of the roadway lies within the floodway, and as such is undevelopable. The stream corridor also acts as a natural buffer between the subject parcel and undeveloped land to the east of Hinkson Creek. The Hinkson Creek floodway provides over a ¼ mile of buffer in some areas, between the subject site and any potential development east of the creek. Highway 63 acts as a similar buffer on the west side of the parcel. Given these natural limitations, the subject site is isolated from surrounding development. This isolation, coupled with the site's proximity to US Highway 63 and two major arterial roadways appears to justify the requested rezoning from PD to IG.

While PD zoning provides opportunity for greater development oversight, staff does not believe such oversight is necessary at this time given the changes that have occurred within the area since it was originally zoned. The property has remained undeveloped as a commercial tract in spite of its improved access and visibility. Given the parcel's size and its proposed division into three separate lots, the ability to develop the full spectrum of uses permitted within the IG district will be limited. Furthermore, the most intense uses within the IG district (i.e. heavy industrial) are required to be approved by a conditional use application which would require additional evaluation by both the Commission and City Council prior to issuance of a building permit. The majority of the other uses within the IG district are consistent with the uses generally permitted within the PD statement of intent that governs the property today; thereby, permitting compatible development with the already improved portions of the Centerstate Development.

**RECOMMENDATION**

Approval of the requested rezoning.

**ATTACHMENTS**

- Locator maps

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	PD (Planned District)
<b>Land Use Plan designation</b>	Open Space/Greenbelt District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1, Centerstate Plat 13

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	7.66 acres
<b>Topography</b>	Generally flat, graded
<b>Vegetation/Landscaping</b>	Turf or bare
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

<b>Vandiver Drive</b>	
<b>Location</b>	Along eastern edge of property
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Improved

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner