



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2022

Re: Fike Properties, LLC – Permanent Zoning (Case #92-2022)

Executive Summary

Approval of this request will assign IG (Industrial) zoning to 5.34-acres of land approximately 700' east of Route 763 on the north frontage of E Prathersville Road upon annexation. A concurrent annexation public hearing (Case # 121-2022) and a final plat (Case # 93-2022) are being considered on the Council's April 4, 2022 agenda as separate business items.

Discussion

McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), seeks assignment of IG (Industrial) zoning, upon annexation. The 5.34-acre property is located approximately 700' east of Route 763 on the north frontage of E Prathersville Road. The requested permanent zoning and concurrent annexation is sought to allow the owner to construct a warehouse and office structure for Heartland Stone.

The property is currently located within unincorporated Boone County and zoned County M-LP (Planned Light Industrial) and County R-M (Moderate Density Residential). The site is contiguous to the City's existing municipal boundary along its western and southern boundaries (across Prathersville Rd.) and is adjacent to City M-C (Mixed-use Corridor) and City IG zoned property. As shown on the surrounding zoning graphic (attached), Boone County zoning in the area is M-LP, M-L (Light industrial), and R-M containing industrial uses.

The site is shown as being within the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. The site has access to the City's sanitary sewer system via a BCRSD sewer line to the east. The site is would be served by City water. Electric service is provided by Boone Electric Cooperative. Fire protection services would be provided jointly by City and County Fire Departments.

Columbia Imagined identifies the subject site and its surroundings as Employment districts on the Future Land Use Map. A small portion of the site is designated Neighborhood given its present County R-M zoning. Parcels along the corridor are identified with a mix of Commercial, Employment, and Neighborhood designations with Employment being the predominant designation along Prathersville Road.

The Planning and Zoning Commission considered this request and the associated final plat at their March 10, 2022 meeting. The owner of the property immediately to the west asked if less stringent screening could be required. The Commission followed up with staff who indicated that industrial zoning adjacent to commercial typically requires a level 3 landscaping buffer but noted that the Director and City Arborist are able to consider existing vegetation in



determining if additional landscaping is needed. The applicant stated that they held an interested parties meeting for neighbors. The property owners discussed their intent for the property and were available for questions.

Following limited additional discussion, the Commission voted in favor (8-0) of the requested "IG" zoning, upon annexation. The Commission stated their motion was in related only to zoning and consideration of the appropriateness of the "policy" decision relating to annexation was not their role.

The Planning Commission staff report, locator maps, surrounding zoning graphic, and meeting minute 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested IG (Industrial) zoning as permanent zoning, upon annexation, as recommended by the Planning and Zoning Commission.