

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 10, 2017**

**SUMMARY**

A request by McClure Engineering Company (agent) on behalf of the City of Columbia (owner) for a PD (Planned District) development plan to be known as the *Clary-Shy Agriculture Park PD* plan, with an associated Statement of Intent. The 17.21-acre subject property is located at the northwest corner of Ash Street and Clinkscales Road. (**Case #17-188**)

**DISCUSSION**

The applicant is requesting approval of a new PD plan for the development of facilities for the operation and support of a farmers market, along with other similar uses on the site. The improvements represent the second phase of development within the subject site, the first being the development of the Activity and Recreation Center (ARC) on the southeast portion of the property, which was approved with the *Community Recreation Center Property* CP plan in 2000. The plan will consolidate the two existing separate lots on the site into one lot, and a separate request for a replat (Case #17-192) will be processed to City Council concurrently with the requested PD plan.

The proposed plan will include the construction of an approximately 35,000 square-foot farmers market shelter centrally located on the north portion of the property. This structure will include space for 66 vendors, and may be constructed in phases, which are reflected by crosshatching on the plan. In addition, the PD plan and statement of intent will allow for agricultural use of the site, as seen in southwest portion of the property in the areas designated for fruit and vegetable production, as well as production trees that may include fruits or nuts. The plans also reflect office space for the Columbia Center for Urban Agriculture (CCUA), and for facilities that will be utilized by the CCUA, such as outdoor classrooms. The statement of intent will also permit public park uses and playgrounds, as well as recreation centers, which accommodates the existing ARC facility.

Access to the site will remain as it is currently, and additional parking will be provided to ensure compliance with the requirements of the UDC for all identified uses. The site will include extensive pedestrian connectivity throughout the site, connecting different areas within the site to the public sidewalk via trails, as well as connecting the school property to the north to the broader pedestrian network on site.

Landscaping is compliant with the UDC for a mixed use development, and the impervious area will be at least 46 percent of the almost 18-acre site. A variety of trees, including the previously mentioned production trees, are reflected on the landscape plan, as are existing trees along the west property line that will also provide screening for the site.

The site was subject to a previous site plan that was approved in 2009 as the *Farmers Market C-P plan*, which included a smaller portion of the subject site. As part of that approval, the site was granted a variation to the required landscape screening along the north property line due to the existing land use as a school. This same exception is being requested to apply to the current plan, although some landscaping is being provided along the north side of the lot. It should be noted that the UDC does not require that a farmer's market provide transitional screening between adjacent properties as it did when the first plans were approved. However, since the site includes other uses that do require screening

(e.g., office), an exception is still required. Staff supports the continued exception to the transitional screening along the north property line.

Staff has reviewed the PD plan and the Statement of Intent and finds that they are consistent with the UDC.

**RECOMMENDATION**

Approval of the *Clary-Shy Agriculture Park PD* plan with the noted exceptions.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- *Clary-Shy Agriculture Park PD plan*
- Statement of Intent
- PREVIOUSLY APPROVED - *Farmers Market C-P plan*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	17.21
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Landscaped, turf
<b>Watershed/Drainage</b>	Harmony Creek
<b>Existing structures</b>	Activity and Recreation Center (ARC)

**HISTORY**

<b>Annexation date</b>	1955
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Commercial
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1 and 2, Columbia Recreation Center

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

<b>Ash Street</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained), 66' ROW provided. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

<b>Clinkscates Road</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained), 66' ROW provided. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Clary-Shy Community Park
<b>Trails Plan</b>	Trails within park, none adjacent
<b>Bicycle/Pedestrian Plan</b>	No bicycle trails adjacent

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on July 18, 2017.

<b>Public information meeting recap</b>	Number of attendees: 0 (3 applicant representatives) Comments/concerns: NA
<b>Notified neighborhood association(s)</b>	Gary Atkins Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner