



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2016

Re: Christiansen Investments, LLC – Permanent Zoning (Case #16-34)

Executive Summary

Approval of this request would result in the permanent zoning of R-3, PUD, O-1, C-P and C-3 being applied to approximately 70.6 acres of land located on the southwest corner of Highway 763 and Brown School Road, pending annexation of the property.

Discussion

The applicant, Engineering Surveys and Services, is seeking approval to permanently zone 10.83 acres to PUD (Planned Unit Development), 8.94 acres to O-1 (Office District), 10.0 acres to C-P (Planned Business District), 25.69 acres to C-3 (General Business District), and 15.11 acres to R-3 (Medium Density Multiple-family Dwelling District) upon annexation of approximately 71 acres into the City of Columbia. The site is currently located within Boone County and zoned primarily R-S (Single-family Residential), with approximately 8 acres, at the intersection of Brown School and Highway 763 zoned C-G (General Commercial).

The parcel is primarily undeveloped, with the exception of the eastern portion of the property, located along Highway 763. The proposed zoning provides opportunity to transition the intensity of development on the site from most intense along Highway 763 to least intense at the property's western edge. The existing mobile home business is intended to remain in operation upon annexation. Such use would be permitted under the requested C-3 zoning designation for that portion of the acreage.

Statements of Intent (SOI's) are included with this request for the C-P and PUD tracts of the proposed acreage. The SOI for the C-P tract proposes a maximum of 110,000 square feet of gross floor area and uses generally consistent with those allowed in the C-1 and C-3 districts less several excluded uses considered incompatible with the intended development of the C-P tract. A complete list of permitted and exclude uses for the C-P tract is included within the attached SOI and referenced as Attachment A. Additionally, the SOI for the C-P tract indicates a maximum height of 35-feet for structures and a minimum of 15% open space being maintained on the tract upon development. Prior to development commencing on the C-P tract a final C-P development plan will need to be reviewed and approved by the Planning Commission and Council.

The SOI for the PUD tract proposes a mixture of residential uses with a maximum density of 12 dwelling units/acre. Proposed uses within the PUD tract are generally consistent with those allowed in the R-3 district less several excluded uses considered incompatible with the intended development of the PUD tract. A complete list of permitted and exclude uses for the PUD tracts is included within the attached SOI and referenced as Attachment A.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Additionally, the SOI for the PUD tract indicates a maximum height of 35-feet for structures and a minimum of 20% open space being maintained on the tract upon development. Prior to development commencing on the PUD tract a final PUD development plan will need to be reviewed and approved by the Planning Commission and Council.

Water service to the site is provided by the City via a 12-inch "Green Line" main located along the east and north side of the property. A City sewer trunk main is generally located within the Cow Branch and will serve the future development. The subject site is contained within the Comprehensive Plan's Urban Service Area. Boone Electric is the electric service provider for this site. Upon annexation the City will assume full responsibility for fire protection services from Boone County.

Brown School Road is maintained by the City of Columbia in this location and identified in the FY 2016 CIP as being upgraded within the 10+ year project list with additional right of way and pavement to become a complete major arterial street. Highway 763 is a MoDOT maintained roadway and will remain as such.

Associated with this request is a preliminary plat (Case #16-35) which will be concurrently reviewed by Council at its April 18 meeting. Additionally, there is a development agreement proposed with this request that is intended to off-set the impacts associated with the annexation, zoning, and future development of the site. The development agreement contains provisions relating to right-of-way dedication, roadway construction, and utility relocation obligations as well as proposed "triggers" for when specific improvements would be required. The development agreement will be introduced as a separate item on the April 4 Council agenda.

The Planning and Zoning Commission considered this request at its meeting on March 10, 2016. Staff presented its report to the Commission, and the applicant gave an overview of the request. The Commission inquired about recent rezonings that included a significant amount of C-3 zoning, the location of R-3 near industrial zoning, and concerns submitted from a nearby property owner regarding stormwater implications. The applicant indicated it has been several years since a similar parcel received C-3, that they felt that R-3 was appropriate next to the M-C district, which is a limited industrial district, and that the site will be subject to current stormwater regulations found in Section 12-A of the City Ordinances. No other member of the public spoke during the public hearing.

Following the public hearing, the Planning and Zoning Commission voted (8-0) to recommend approval of the permanent zoning and associated Statement of Intent. The staff report is attached.

A copy of the Planning Commission staff report, locator maps, zoning exhibit, Statement of Intent, 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 developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, 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

Vision Impacts:

Primary Impact: Development, Secondary Impact: Community Facilities & Services, Tertiary Impact: Tertiary

Strategic Plan Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Tertiary

Legislative History

Date	Action
None	None

Suggested Council Action

Approve the proposed permanent zoning and associated Statements of Intent as recommended by the Planning Commission pending annexation.