

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 9, 2020**

SUMMARY

A request by Haden & Colbert (agent), on behalf of Elizabeth Cully (owner), for approval to rezone property addressed as 5300 I-70 Drive SE from A (Agriculture) to M-C (Mixed-use Corridor). The approximate 1.06-acre site has frontage on the south side of I-70 Drive SE and is approximately 750 feet east of the intersection of I-70 Drive SE and Upland Creek Road. **(Case 37-2020)**

DISCUSSION

The applicant is seeking to rezone approximately 1.06 acres of property from A (Agriculture) to M-C (Mixed-use Corridor). The applicant is also pursuing a concurrent permanent M-C zoning, upon annexation, request for the commonly owned 1.46-acre parcel immediately to the south (Case #34-2020). The two properties together are addressed 5300 I-70 Drive SE; access to the home on the southern tract is through the property that is the subject of this request.

The two properties immediately west of the subject site are zoned A and improved with one single family home each with driveways connecting onto I-70 Drive SE. Property west of Upland Creek Road, along I-70 Drive SE, is zoned M-C; however, is undeveloped. The first commercially used property (actually zoned IG) along I-70 Drive SE is approximately ½ mile west of the subject site.

East of the subject site is a 5.28-acre undeveloped tract zoned PD (Planned Development) which permits commercial uses. To the south is property zoned R-1 (One-Family Dwelling District). To the southeast is County property zoned C-G (General Commercial) and R-S (Single Family) with frontage on St. Charles Road. The C-G zoned properties at the intersection of Bull Run and St. Charles are commercially improved. Property on the north side of I-70 Drive SE is not zoned as it is the I-70 right of way corridor.

The subject property is currently unimproved and has a Type II (intermittent) stream running generally east to west approximately 40-feet back from the I-70 Drive SE frontage. The property is heavily wooded. A dirt driveway runs through the subject property to connect to the home on the parcel to the south that appears to have been vacant for some time. As both parcels, the subject of this rezoning request and the property owned by Ms. Cully to the south are unplatted and would require platting prior to future development their rezoning and requested zoning upon annexation be approved.

Zoning

Changes in zoning are evaluated from several perspectives, including the surrounding zoning and land use mix as described above, and how the zoning correlates with the City Comprehensive Plan and its future land use designation. This area falls under both the Columbia Imaged Comprehensive Plan and the East Area Plan. The Columbia Imagined Comprehensive Plan identifies this area as being within the land use category of "Neighborhood", which is a reflective of the current residential use and agricultural zoning. The East Area Plan identifies the area as "Residential" in its future land use map. However, in both plans, the commercial PD-zoned property immediately to the east of this property is identified as "Commercial" for future land use; the adopted zoning for the PD-zoned property contains uses permitted in both the M-C and M-N zoning districts subject to the approved site plan and design parameters.

The subject site is approximately 750 feet to the west of the St. Charles Road and I-70 Drive SE

intersection. The intersection is identified as a commercial node in both plans. However, at this far a distance from the intersection, and given there is no actual commercial development east of the intersection on property permitted for commercial uses (in addition to the residential nature of most of the surrounding area), staff is unable to support M-C zoning.

As was cited in the 2008 staff reports for the properties to the east of this site (the PD directly to the east and the M-C zoned property to the east of that track closer to the intersection with St. Charles Road), commercial development is more appropriate at the intersection with some buffering needed between the commercial uses to the residential developments further to the west along the corridor. As such, in 2008 the M-C zoning (formerly C-3) was seen as appropriate further to the east and closer to the intersection, with the PD (formerly C-P) zoning adjacent to this property to provide buffering, use restrictions, and site controls inherent to the planned development zoning process between the residential uses and the commercial node.

There are no direct plans to develop this property and there is a large preponderance of vacant, commercially zoned property within the surrounding area. As such, the M-C zoning request seems rather premature or purely speculative for this area at this time. Furthermore, the proposed zoning is overly intensive this far away from the identified commercial node. Given the site's adjacency to the commercial PD to the east and being on the edge of what has been identified to be the commercial node in the prior two land use plans for this area, staff would be supportive of either PD zoning with limited commercial uses, or M-N (Mixed-use Neighborhood) zoning for this area. As the applicant has expressed a preference for straight zoning over planned zoning as no uses, tenants or development plans are on the table at this time, staff would recommends M-N zoning be pursued.

M-N zoning better fits into the type of "Commercial Areas" identified in the East Area Plan, which are generally not expected to meet regional commercial needs, but rather the everyday convenience and service needs to the surrounding residents (p. 104). M-N zoning is also more compatible with the surrounding land use mix of the area. Per Columbia Imagined, neighborhood level commercial uses may be appropriate within a "Neighborhood District" to provide services to residents living in the area.

The site abuts single-family property, and if the property to the south is annexed, the properties combined would then abut the mobile home park on E. St. Charles Road and be near the multi-family development on Talon Road as well. If the two tracks are jointly developed, the potentially negative impact of M-C uses in terms of land use incompatibility may be compounded for the adjoining residential neighbors. M-N zoning may provide better land use transition from these residential areas to the commercial PD and then M-C zoned property further to the east. The M-N district limits uses typically seen as incompatible with residential (or allows them only as conditional uses) and also permits multi-family dwellings, providing opportunities for increased residential.

Given all of the information and the facts inherent to this site, it is staff's finding that the requested rezoning of M-C is not appropriate at this time. It is believed to be speculative, overly intensive given market conditions and the surrounding land use mix, and not well aligned with the Comprehensive Plan and Area Plan for this part of Columbia.

RECOMMENDATION

Denial of the M-C zoning map amendment.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) East Area Plan

SITE CHARACTERISTICS

Area (acres)	1.06 acres
Topography	Slopes upwards south from I-70 Drive SE frontage
Vegetation/Landscaping	Wooded
Watershed/Drainage	Perche Creek
Existing structures	Vacant

HISTORY

Annexation date	1969
Zoning District	A
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Unplatted

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Public Water Supply District #9
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

I-70 Drive SE	
Location	North side of site
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	Required upon redevelopment

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 December 17, 2019.

Public information meeting recap	Number of attendees: 1 (including applicant) Comments/concerns: N/A
Notified neighborhood association(s)	Eastland Hills Neighborhood Association/HOA
Correspondence received	Request for information by Eastland Hills Neighborhood Association/HOA. No concerns cited.