



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 15, 2021

Re: 4000 S. Bearfield Road – Permanent Zoning (Case #304-2021)

Executive Summary

Approval of this request will assign M-OF (Mixed-use Office) zoning to 0.65-acres of land located approximately 1200' south of the intersection of E Nifong Blvd and S Bearfield Road. A concurrent annexation public hearing (Case # 07-2022) is being considered on the Council's November 15, 2021 agenda as a separate business item.

Discussion

Crockett Engineering (agent), on behalf of Central Missouri Subcontracting Enterprises (CMSE) (owner), seeks assignment of M-OF (Mixed-use Office) zoning, upon annexation, to the 0.65-acre parcel. The site is within unincorporated Boone County and located approximately 1200' south of the intersection of E. Nifong Boulevard and S. Bearfield Road. The requested permanent zoning and concurrent annexation is sought to allow the undeveloped property to connect to the City's sanitary sewer system per the requirement of Policy Resolution #115-97A.

The property is currently zoned County A-1 (Agriculture) and the requested City M-OF zoning is not viewed as being comparable. The parcels to the north and east are zoned IG (Industrial) and contain the CMSE facilities otherwise known as the "Giving Gardens Greenhouse and Nursery". The parcel to the south is zoned County C-GP (Planned Commercial) and contains several dilapidated office and school related facilities. Property to the west is zoned PUD-5 (Planned Unit Development) and developed with the Bearfeild Meadows subdivision which is buffered from Bearfield Road by two drainage basins. The subject site is contiguous to the City's existing municipal boundary along its western, northern, and eastern boundaries.

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 the adjacent parcel to the north. Water would be provided by the City of Columbia and the City has the option to provide electric services if annexed. Presently the site is served by Boone Electric Cooperative.

The site is identified as a 'Neighborhood' district on the Future Land Use Map given its County zoning at the time of Plan adoption. Property to the north and east are designated Employment and the property to the south is designated as Commercial. Most properties on the eastern frontage of the Bearfeild corridor are designated Employment districts. This site and the surrounding areas are all located within a sensitive area per the Future Land Use Map.



The Planning and Zoning Commission considered this request at their October 21, 2021 meeting. The Commission's analysis was limited to the requested zoning's compatibility to the surrounding land uses and its consistency with Columbia Imagined. The Commission did not discuss policy related matters on the proposed expansion of the city limits (an annexation topic); however, did inquire as to why the property was requesting annexation and City zoning. Staff and the applicant indicated that the current site is not served by public sewer and future development would require connection to City Sewer in accordance with Policy Resolution #115-97A. Following additional discussion, the Commission voted in favor of the requested "M-OF" zoning, upon annexation, by a vote of 8-0.

The Planning Commission staff report, locator maps, surrounding zoning graphic, Future Land Use Map, 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: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested M-OF (Mixed-use Office) zoning as permanent zoning, upon annexation, as recommended by the Planning and Zoning Commission.