

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 5, 2017**

SUMMARY

A request by Crockett Engineering Consultants on behalf of Burlington Vandiver, LLC (owner) for approval of a C-P (Planned Business District) development plan known as "CenterPointe Hospital of Columbia C-P Plan". The 12.1-acre subject site is located on the northeast corner of Rangeline Street and International Drive. **(Case # 17-34)**

DISCUSSION

The applicant is proposing approval of a C-P development plan for a one-story, 56,000 sq. ft. behavioral health treatment center. The proposed use is classified as a hospital, and is permitted under the existing C-P zoning ordinance on the property. A C-P plan for Columbia Safety and Industrial Supply was approved on the subject site in 2014, but has since been abandoned in favor of another location.

The 2001 rezoning ordinance requires a traffic impact study to be submitted concurrently with each development plan in the C-P zoned area. All of the transportation-related infrastructure obligations of this ordinance and an accompanying development agreement have been satisfied, and the City's traffic engineers do not believe that an updated traffic impact study is necessary at this time. The applicant has submitted a letter formally requesting that this requirement be waived by the Director of Public Works with the current proposal, as was done with a 2007 development plan request in the area. While a formal response has not yet been received from Public Works, if approved, this development would not be subject to contributions toward any off-site traffic improvements.

The plan meets all C-P development standards and rezoning ordinance obligations, with the exception of the aforementioned traffic impact study requirement.

RECOMMENDATION

Approval of the C-P development plan and Design Parameters, subject to Public Works Director waiver of the required traffic study requirement identified in the 2001 ordinance which rezoned the subject site to C-P.

SUPPORTING DOCUMENTS

- Locator maps
- Proposed C-P development plan
- Proposed Design Parameters
- Columbia Safety and Industrial Supply C-P development plan
- 2001 rezoning ordinance

SITE HISTORY

Annexation Date	1998
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Commercial District
Subdivision/Legal Lot Status	Lot 1001, Auburn Hills Plat 10-A

SITE CHARACTERISTICS

Area (acres)	12.1 acres
Topography	Flat to gently sloping
Vegetation/Landscaping	Meadow interspersed with brush and trees
Watershed/Drainage	Cow Branch
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	M-1 (General Industrial District)	Industrial/Undeveloped
South	C-P (Planned Business District)	Undeveloped (future CPD substation)
East	PUD (Planned Unit Development)	Edenton Ridge Apartments
West	County C-G (General Commercial)	Commercial

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Rangeline Street	West side of site
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Major Roadway Plan	Major Arterial (Improved, MoDOT-maintained)
CIP Projects	None
Sidewalk	8-ft wide sidewalk in place

International Drive	South side of site
Major Roadway Plan	Major Collector (Improved, City-maintained)
CIP Projects	None
Sidewalk	5-ft sidewalk to be constructed as part of development

PARKS & RECREATION

Neighborhood Parks	Auburn Hills Park (1/3 mile east of site)
Trails Plan	No proposed trails adjacent to site
Bicycle/Pedestrian Plan	No proposed bike/ped facilities adjacent to site

PUBLIC NOTIFICATION

All property owners within 185 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 November 29, 2016.

Public Information Meeting Recap	Number of attendees: Applicant's representative Comments/concerns: None
Neighborhood Association(s)	N/A
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre

Approved by Patrick Zenner