

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 21, 2020**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc. (owner) for approval to permanently zone 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. **(Case #76-2020)**

DISCUSSION

The applicant is seeking approval of M-N zoning as permanent zoning on approximately 2.1 acres of property located at the southeast corner of Highway WW and Elk Park Drive upon approval of its annexation into the City of Columbia. The site is currently located within unincorporated Boone County and zoned C-GP (Planned Commercial).

The property to the west of the subject site is zoned City PD (Planned Development) and is currently vacant. Highway WW borders the property on its north, and property on the north side of Highway WW is zoned R-1 and within The Gate residential subdivision. Property to the east is zoned County C-GP (Planned Commercial) and is improved with the Elks lodge. The site is bordered on the south by additional single family dwellings, which are zoned County R-S Single-family residential.

The site is generally contiguous with the City's existing municipal boundary along its west property line across Elk Park Dr, and to the north across Highway WW. The site has access to Boone County Regional Sewer District sewer mains, and will additionally be served by Boone Electric and Public Water Supply District 9. The subject property is vacant and subject to a sewer connection agreement that requires annexation prior to connection to the Boone County Regional Sewer District mains serving the property.

Associated with this request are additional items under concurrent review. The first is a request for approval of a replat to combine the two existing lots into one (Case #78-2020) and the second is a request for approval of a conditional use permit (CUP) to allow two separate conditional uses - a Light Vehicle Service and Repair use (i.e. gas station/convenience store) and a Drive-up as an accessory use to a financial institution (Case #77-2020).

Zoning

Changes in zoning are evaluated on how the zoning correlates with the City's comprehensive plan and how the zoning would impact and integrate with surrounding properties. Staff has reviewed the request and has the following observations.

- 1. The site is currently zoned County C-GP, which is a planned commercial zoning district.** The M-N District can be an appropriate substitute for some planned districts. Several similar requests have been recently processed and supported given the M-N district provides new protections and tools that may take the place of requirements applied by existing planned districts due to issues with surrounding land use conflicts. The M-N provides similar restrictions on certain high-intensity uses, and requires additional mitigation measures for others (landscaping, conditional use permit, etc.)
- 2. Site characteristics appropriate for M-N zoning.** The property is not located at an intersection of major arterials, where M-C zoning may be appropriate. Per Columbia Imagined, M-N may be appropriate within a "Neighborhood District" to provide services to residents, and the site abuts, and

is across from, residentially zoned property. The M-N district also limits many uses (or allows them as conditional uses) that would not be compatible next to residential property.

In addition, the size of the area zoned commercial at this site, including the other commercially zoned properties, does not approach the critical mass of commercial zoning that could contribute to a case for M-C zoning. The commercial zoning area is limited in scope and transitions directly to single-family dwellings. There is limited opportunity for large-scale commercial development on this site, with buildings exceeding 40,000 sq.ft. in size that would represent a commercial district with a regional footprint.

- 3. Surrounding zoning and land uses.** The location of the M-N zoning appears to be compatible with the surrounding uses. Per Columbia Imagined, M-N may be appropriate within a “Neighborhood District” to provide services to residents, and the site is across a street from properties that are currently residentially zoned and used. It is generally located on the edge of two existing residential neighborhoods, and would provide services within a walkable distance. The M-N district also limits many uses (or allows them as conditional uses) that would not be compatible next to residential property.

In addition, M-N zoning would be consistent with the limited commercial zoning found in the PD zoning to the east and west of the site. The property to the west of this site is a City planned development (PD), with restrictions on the types of uses (see attached SOI), many of which are similar to M-N. The proposed M-N would be appropriate and compatible with PD zoning, and would include uses similar to those found within the PD.

- 4. East Area Plan recommends that commercial areas serve local, not regional needs, and recommends development per Marketplace standards.** . The East Area Plan states that commercial development within its planning area should focus more on local commercial needs, not regional commercial uses that would be more appropriate in the M-C district. In general, the plan states that the commercial areas in the study area (and in this watershed specifically), are not expected to meet regional commercial needs, but rather the everyday convenience and service needs to the surrounding residents (pg. 104).

The subject site is presently contained within the Urban Service Area (USA) as presented in Columbia Imagined. The site would be served by the Boone County Regional Sewer District. There are no capacity issues in this area.

Conclusion

Overall, staff finds that the proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined, is compatible with adjacent zoning and land uses, and is appropriate for the subject property. The request has been reviewed by both internal and external agencies and is supported.

RECOMMENDATION

Approval of the requested M-N permanent zoning pending annexation of the property.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Surrounding zoning
- Adjacent PD Statement of Intent

SITE CHARACTERISTICS

Area (acres)	2.1
Topography	Slopes south
Vegetation/Landscaping	Turf
Watershed/Drainage	Grindstone Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	C-GP (Boone County Planned Commercial)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Lots 1 & 2 of Southfork of the Grindstone Plat 1

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	BCFD/City of Columbia
Electric	Boone Electric

ACCESS

Hwy WW	
Location	Along the north side of property
Major Roadway Plan	Major Arterial; MoDOT maintained (84-100-foot ROW required; 42-50 half-width required).
CIP projects	None
Sidewalk	Sidewalks required

Elk Park Drive	
Location	Along the west/south side of property
Major Roadway Plan	NA; local non-residential (66-foot ROW required; additional ROW dedicated near intersection with Hwy WW)
CIP projects	None
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Within half mile of Vineyards Park
Trails Plan	None within half mile
Bicycle/Pedestrian Plan	Pedway along north side of Hwy WW

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 February 25, 2020.

Public information meeting recap	Number of attendees: 1 (including 1 applicant) Comments/concerns: None.
Notified neighborhood association(s)	None.
Correspondence received	None to date.

Report prepared by Clint Smith

Approved by Patrick Zenner