

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 9, 2023**

SUMMARY

A request by Engineering Surveys and Services, Inc. (agent), on behalf of SAP Holdings, LLC seeking rezoning from A (Agriculture) to M-C (Mixed-use Corridor). The subject site is located directly northeast of the US 63 and Route B Interchange and is commonly addressed 4150 Paris Road. **(Case # 59-2023)**

DISCUSSION

The applicant is seeking to rezone approximately 12.08 acres from A (Agriculture) to M-C (Mixed-use Corridor). The applicant is also pursuing a concurrent request for a conditional use permit (CUP) (Case # 60-2023) for a travel trailer park. The property is addressed 4150 Paris Road.

A similar concurrent request for a rezoning and CUP was made for the parent parcel of this site in 2022 under cases #45-2022 and #46-2022. That request also included a larger parcel of land fronting Hinkson Creek Road which is inundated by floodplain and FEMA-regulated floodway. Given these considerations, staff recommended denial of M-C zoning for the entire tract and stated that M-C may be appropriate for a portion of the tract west of the stream. The requests were withdrawn during the March 10, 2022 public hearings and a final plat was approved which subdivided the parent tract into two lots generally divided by the stream. The subject site associated with this case is consistent with staff's conclusion that the western tract would be appropriate for M-C zoning

The subject site is separated from the US Highway 63 off-ramp by a steep embankment and faces Paris Road with a less severe slope. The site is densely wooded with canopy cover containing a variety of significant trees including old hardwoods and mixed invasive species. A stream follows the eastern property boundary effectively separating it from the lot to the southeast held in common ownership. The stream is overlaid with a Type II stream buffer as shown on the final plat approved in December 2022.

The site takes access from an approved access point onto Paris Road which is a major arterial on the CATSO Major Roadway Plan (MRP) that requires no additional ROW dedication. Any work within the ROW will require a MoDOT permit given it is within their jurisdiction. There is an active CIP project (#2215) along the Route B corridor from the Business Loop to City Limits which consists of a road safety audit in conjunction with the City's Vision Zero initiative. This property is presently contained in the Urban Service Area (USA) as presented in the Columbia Imagined Comprehensive Plan and served by all City services and utilities.

Zoning

Requests for zoning map amendments are evaluated from several perspectives, including the surrounding zoning and land use mix, and how the requested zoning correlates with the Comprehensive Plan and its future land use designation.

The Comprehensive Plan identifies this area as being within the land use categories of "Neighborhood" which is reflective of the current agricultural zoning. The designation of 'Neighborhood' is an oddity given its adjacency to a freeway interchange and is a result of the lack of development east of Route B in this vicinity. Staff would expect to see designations of either 'Commercial' or 'Employment' as is found along the corridor or adjacent to other highway interchanges. The requested M-C zoning would be consistent with 'Commercial' designations but is not consistent with the current 'Neighborhood' designation.

The interchange is identified as an important node along the Route B corridor. This section of the corridor is industrial in nature and has seen increased development in recent years. Properties on the west side of

Route B from the interchange north to Brown Station Road are zoned IG and contain several industrial facilities such as Quaker Oats and FedEx Freight. Properties on the east side of the Corridor are zoned A, Planned Manufacturing, or IG and are improved with 3M Columbia and Swift Foods (under construction). This subject property and the surrounding 'A' properties to the east and north, were included in the 1969 mass annexation which assigned 'A' zoning as a holding district.

The applicant indicates that the immediate development plans for this property are for a travel trailer park and previously indicated an interest in potential commercial recreation uses. A travel trailer park is a conditional use in both the existing 'A' and requested 'M-C' zoning districts. Commercial recreational uses are allowed "by-right" in the 'M-C' district, but are a conditional use in the 'A' district. The desired development plans for the travel trailer park can be accommodated in either the existing 'A' district or requested 'M-C' district via conditional uses.

A small portion of the existing property (0.15-acres) is contained within the FP-O (Floodplain Overlay) district. This district applies to the areas that are located within numbered and unnumbered A and AE zones, on the Flood Insurance Rate Maps (FIRMS) for Boone County and any portions of X-zone shaded, other flood areas, which are within the upper square mile of a flood drainage area. No development is permitted in the overlay area except upon the issuance of a City floodplain development permit and elevation of any proposed structures 2' above the base flood elevation (BFE). None of the property lies within the regulatory floodway in which no development is permitted.

Conclusion

Staff finds that the adjacency to a commercial node (US 63 interchange), surrounding zoning, and intent of the M-C zoning district to be factors strongly supporting the rezoning request. Staff believes the Future Land Use Map designation as "Neighborhood" is inappropriate under current conditions. This future land use designation was applied based upon existing zoning and land usage at the 2013 Comprehensive Plan was adopted.

The A (Agriculture) zoning of the property was intended as a temporary zoning or "holding zone" that would remain until further site-specific analysis was conducted. Additionally, the existing zoning was established prior to the construction new US Highway 63 and associated interchange over a decade later. A review of current conditions points to other more appropriate land use designations such as "commercial" or "employment" for which the M-C zoning request is consistent.

RECOMMENDATION

Approval of the M-C zoning map amendment

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Surrounding Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	12.08
Topography	Steep decline from US-63 interchange; drainage features
Vegetation/Landscaping	Heavily wooded
Watershed/Drainage	Hinkson Creek Watershed
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	A (Agriculture)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Legal Lot, Lot 1 of SAP Subdivision

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Paris Road	
Location	West
Major Roadway Plan	Major Arterial
CIP projects	CIP #2215; Route B Improvements, road safety audit
Sidewalk	Existing

US 63	
Location	South
Major Roadway Plan	Freeway
CIP projects	None
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Brown Station Park – ½ mile north
Trails Plan	Proposed primary trail on-site; Proposed Hinkson Creek Trail and Colt RR trail located within ½ mile.
Bicycle/Pedestrian Plan	Trail is a proposed new addition to bike/ped network

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 via an advanced notification postcard which was mailed on February 14, 2023. 6 postcards were sent.

Public Notification Responses	None
Notified neighborhood association(s)	Mexico Gravel NA
Correspondence received	None

Report prepared by Brad Kelley

Approved by Patrick Zenner