



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 2, 2021

Re: *Eastport Plat 1-A-3* Lot 102-E Rezoning (Case #193-2021)

Executive Summary

Approval of this request would result in the rezoning of Lot 102-E of Eastport Plat 1-A-3 from PD to M-C. The requested rezoning is to permit the development of the site with a mixture of retail, restaurant, and office uses.

Discussion

Crockett Engineering (agent), on behalf of JAJ, LLC (owners), seeks the rezoning of *Eastport Plat 1-A-3, Lot 102-E* from PD (Planned District) to M-C (Mixed Use-Corridor) to allow the site to be developed with a mix of retail, restaurant, and office uses. The 2.78-acre property is generally located west of Port Way and south of Bull Run Drive and is addressed as 5530 Bull Run Drive. A concurrent request (Case # 194-2021) seeks to rezone the adjacent property to the south, Lot 102-C from PD to M-N (Mixed-Use Neighborhood) and will be introduced on the Council's August 2 agenda as well.

The subject site was annexed and assigned C-P (now PD) zoning in 2001. The authorized C-P uses included commercial uses permitted in the previous C-3 (now M-C) district with the exception of farm machinery sales/service. This specially excluded use would remain excluded as it is not allowed within the requested M-C district. The majority of the land uses within the M-C district were adapted directly from the C-3 district; however, several previous C-3 "by-right" uses now require a CUP in the M-C district. Uses such as machine shops and adult entertainment fall into this category which are presently permitted within the planned district.

In 2011, a development plan and associated design parameters were approved for the site. The plan and/or parameters required 25-foot setbacks from all adjoining road rights-of-way and 10-foot setbacks from any internal property lines. The plan and/or parameters further restricted building height on development lots to 25-feet, signage to one 12-foot tall, 64 square foot freestanding sign per lot, and permitted an open space reduction on Lots 102D and 102E such that additional open space would be provided on Lot 102C to ensure an overall 15% open space standard was met within the entirety of the Eastport Plat 1-A-3 acreage.

If the requested rezoning is approved the specific land use, development plan, and design parameter restrictions will become void. The subject lot be permitted to be developed with all uses permitted within the M-C district and required to follow all UDC form and development standards (i.e. dimensional, landscaping/buffering, etc.). The applicant has submitted a conceptual site plan (attached) that illustrates how they intend to develop the property if the rezoning is approved.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this request at their July 8, 2021 meeting. Staff presented a combined staff report for Cases # 193-2021 and #194-2021. The applicant gave an overview of the requests, and no other public comments were heard by the Commission at that time. Commissioners inquired about parking depicted for the future use (assembly or lodge hall) of the property contained within Case # 194-2021 and commended staff and the applicant for proposing a transition in zoning adjacent to the residential uses to the south. A motion to approve the rezoning of the subject site (Case # 193-2021) to M-C passed (9-0).

The Planning Commission staff report, locator maps, zoning graphic, C-P ordinance #021164 and supporting documents (12/5/2011), C-P plan (12/5/2011), PZC minutes (7/5/2001), conceptual site plan, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. Extension of infrastructure to support the proposed improvement of the site will be at the expense of the applicant.

Long-Term Impact: Additional cost for public infrastructure maintenance and support services (i.e. public safety and trash collection). Long-term impacts may or may not be offset by increased user fees and tax (property and sales) collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
12/5/2011	Approved C-P development plan, and design parameters. (Ord. #021164)
8/5/2001	Approved C-P zoning upon annexation. (Ord. #016976)

Suggested Council Action

Approve rezoning from PD to M-C as recommended by the Planning and Zoning Commission.