

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 5, 2024

SUMMARY

A request by Crockett Engineering (agent), on behalf of Club Car Wash Prathersville L.L.C. (owner), seeking approval to assign IG (Industrial) zoning as permanent City zoning to a 7.71-acre parcel of land district subject to annexation. The property is currently zoned Boone County M-LP (Planned General Industrial) and is located at 1591 East Prathersville Road.

DISCUSSION

The applicants are requesting approval to assign IG zoning to a 7.71-acre site located at 1591 East Prathersville Road subject to its annexation into the City's corporate limits. The subject property is presently zoned County M-LP and is adjacent to County R-M (Moderate Density Residential) to the north and east, County M-L (Light Industrial) to the south, and City IG (Industrial) to the west that is currently undeveloped. There is also one County C-G (General Commercial) lot near the southeastern corner of the subject acreage that is presently vacant.

The site abuts East Prathersville Road to the south and a private drive to the east. The large R-M zoned acreage to the north contains non-conforming industrial uses rather than residential uses. Additionally, a majority of the M-L zoned lots to the south of East Prathersville Road are vacant or contain residential uses. The surrounding land uses are significantly inconsistent with respect to their zoning.

The request for permanent zoning and subsequent annexation has been triggered given the applicant's desire to modify the existing site improvements and to ensure compliance with a sewer connection agreement (attached) between the City and Boone County Regional Sewer District. Pursuant to the connection agreement and given the applicant's proposed site modifications will result in an increase in sanitary sewer flow by more than 10% the subject property must be annexed into the city's corporate limits. The site will continue to be served by Boone County Regional Sewer District upon annexation. The site is presently improved with the corporate office and a distribution center for Club Car Wash.

The requested zoning district is considered consistent with the "Employment District" designation for the property as shown on the Future Land Use Map within Columbia Imagined. The employment district is intended to accommodate basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the city and includes supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.

The only zoning districts that would support the existing uses on the site (warehouse/distribution center, offices) would be M-BP (Mixed-use Business Park) or IG. A warehouse/distribution center use, if located within the M-BP district, would be regulated by the use specific standards in Sec. 29-3.3(dd) of the Unified Development Code. The only uses identified on the development plan submitted to Boone County (attached) were a warehouse/storage center and office.

IG zoning is believed most prudent to ensure that the existing uses on the site are compliant with city zoning while also providing the site more flexibility in terms of potential uses if it were to be redeveloped at a later time. The proposed IG zoning designation is also consistent with the existing industrial uses to the north (within the County) and expected future IG uses on the undeveloped parcel to the west which is within the City and is of comparable size (> 5 acres).

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to be consistent with the goals and objectives of Columbia Imagined, is compatible with the adjacent zoning and land uses, and is believed to be appropriate for the property.

RECOMMENDATION

Approval of the request to permanently zone the subject 7.71-acre site to IG (Industrial)

ATTACHMENTS

- Locator Maps
- Zoning Graphic
- Boone County Regional Sewer District Connection Agreement
- M-LP Development Plan

SITE CHARACTERISTICS

Area (acres)	7.71 acres
Topography	Sloping gradually down to southwest
Vegetation/Landscaping	Already developed
Watershed/Drainage	Cow Branch
Existing structures	2 structures presently exist on the site and are addressed 1591 E Prathersville Road.

HISTORY

Annexation date	Pending annexation
Zoning District	Boone County M-LP (Planned General Industrial)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Legal Lot

UTILITIES & SERVICES

Sanitary Sewer	Boone County Regional Sewer District
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone

ACCESS

East Prathersville Road	
Location	Southern edge of site
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Not present

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 via property owner letter on November 19th of the pending action. An ad was placed in the Tribune on November 19th, advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by David Kunz

Approved by Patrick Zenner