

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 10, 2022**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of SAP Holdings LLC (owner), seeking approval of a Conditional Use Permit allowing a 19.05-acre site to be improved with a 'Travel Trailer Park'. The vacant site is currently zoned A (Agriculture), is located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road. **(Case # 45-2022)**

DISCUSSION

The applicant is seeking approval of a conditional use permit to allow a travel trailer park to be constructed on the southwestern portion of the subject 19.05-acre property addressed as 4150 Paris Road and 3501 Hinkson Creek Road. This request is being heard concurrently with requests for a one-lot final plat (Case # 100-2022) and a rezoning from A (Agriculture) to M-C (Mixed-use Corridor) (Case #46-2022).

The site was annexed into the City as part of a 1969 mass annexation and assigned 'A' as a holding zoning district. Adjacent properties east of Route B are zoned A under similar conditions. Properties west of Route B from the interchange up to Brown Station Road are zoned IG and improved with several industrial facilities. Properties farther north on the eastern portion of the corridor are also zoned IG and improved with industrial facilities.

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 traverses the site diagonally partitioning it off into two portions with one developable area nearer the 63 and Paris Road interchange and the other area nearer Hinkson Creek Road and the eastern property line which is encumbered by regulatory floodplain. A narrow stem of the property extends eastward connecting to Hinkson Creek Road. The stream is overlaid with a Type II stream buffer and contains steep slopes observed up to 50% grade.

The applicant proposes to develop the site with a travel trailer park featuring 36 trailer sites and a 5,000 square foot building as seen on the attached concept plan. The building would serve as the administrative building for the park, include accessory retail products, and contain amenities for the park patrons including showers, restrooms, etc. The park is illustrated as being located on the developable portion of the site located away from the stream buffer, steep slopes, and floodplain.

The development takes access from Paris Road/Route B which has an approved MoDOT break in access that has yet to be constructed. As Paris Road/Route B is MoDOT maintained, any work within the ROW would require a MoDOT permit before work commences. A traffic study is not currently required by Public Works; however, if the building footprint or number of trailer sites were significantly increased a traffic study may be required.

This use requires a conditional use permit (CUP) in either site's existing 'A' zone or the requested 'M-C' zoning which is the subject of Case #46-2022. As such, the request for a CUP is appropriate within either district. Staff's evaluation of the request is based on CUP criteria of Section 29-6.4(m) of the UDC shown below.

Conditional Use Permit Criteria

(A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located

(B) The proposed conditional use is consistent with the city's adopted comprehensive plan

(C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site

(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion

(E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided

(F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.

The proposed lot complies with all dimensional standards for A and M-C as required by the UDC. Two of the proposed trailer sites are partially located within the side setback; however, prior to final permitting this matter would be resolved and the sites would be required to be relocated outside the lot's setbacks. While the 'A' district is intended for large-scale agricultural uses contained within the city and certain public uses, it does permit facilities or activities best located in a more isolated area. Conversely, the M-C district is intended to allow for a broad range of commercial activities that may often be oriented toward automobile access and visibility in addition to other uses where potential adverse impacts are minimized.

Since the 'A' zone doesn't support intense commercial activity as a permitted use it is recommended that the gross floor area of the principal structure be limited to 5,500 square feet and that the total number of trailer sites is limited to 36 as shown on the plan. This is to ensure that the potential retail activity on-site remains an accessory use to serve the park patrons and that the proposed use is consistent with the purpose of the 'A' zone. If the site is recommended for rezoned to M-C per Case #46-2022, staff does not see these conditions as necessary since 'Retail, general' is a principally permitted use in the M-C zoning district.

The location of the proposed park is within the developable portion of the property and is setback significantly from neighboring properties to the east. The use would not create any adverse impacts upon neighbors. This proposed use is minimally intensive compared to nearby industrial uses and is seen as appropriate with its surroundings. The development can act as a transitional use between the significant industrial nature of Route B and agricultural zoning to the east.

The site has appropriate access to support the proposed use which would otherwise not be applicable for agricultural property located in more remote areas. The site is served by all City utilities and services. The site has an approved location for a sewer pump station which has sufficient capacity for the proposed number of trailer sites.

Staff finds the request to be consistent with the comprehensive plan and the evaluation criteria for a CUP as found in Section 29-6.4(m) of the Code. When reviewing CUP requests, the Commission may recommend and the Council may approve CUP conditions deemed necessary to carry out the provisions and intent of

the UDC. It should be further noted that CUPs run with the land unless otherwise conditioned.

Improvements to the site will be required to comply with all requirements of the UDC with regard to land disturbance and building permitting as well as any imposed conditions. A floodplain development permit would be required for any future site improvements given a portion of the site is designated as being located within the floodplain overlay district.

RECOMMENDATION

Approval of the conditional use permit subject to the following condition:

1. If such use will be occurring within the 'A' district (Agriculture), the number of travel trailer sites shall be limited to 36 and the gross floor area of the principal structure be limited to 5,500 square feet as shown on the attached site plan.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Conceptual Site Plan

SITE CHARACTERISTICS

Area (acres)	19.05
Topography	Steep decline from US-63 interchange, several 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	Commercial & Open Space
Previous Subdivision/Legal Lot Status	Unplatted tract; Proposed 1-lot plat concurrent as Case #100-2022

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

Paris Road	
Location	West
Major Roadway Plan	Major Arterial
CIP projects	placeholder
Sidewalk	Existing

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

Hinkson Creek Road	
Location	Southeast
Major Roadway Plan	Major Collector
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 11, 2022. 8 postcards were sent.

Public Notification Responses	One response from property owner to southeast concerned with access to Hinkson Creek Road
Notified neighborhood association(s)	Mexico Gravel NA
Correspondence received	None

Report prepared by: Brad Kelley

Approved by: Patrick Zenner