

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 9, 2021**

SUMMARY

A request by Lewis-Bade, Inc. (agent), on behalf of The Overland Group (contract purchaser), seeking approval of a PD plan on a 1.79-acre property located at 5905 E. St. Charles Road. The proposed PD plan depicts a new, 10,640 sq. ft. Dollar General store on the site. The property was zoned C-P, now PD, upon annexation in 2013. **(Case # 140-2022)**

DISCUSSION

The applicant is seeking approval of a PD plan to be known as, “Overland DG #24012.” Upon its annexation in 2013 the subject property was zoned C-P (now PD) and a Statement of Intent (SOI) was approved permitting all C-1 (Intermediate Business District) uses, as well as select commercial retail and medical uses from the then existing C-2 (Central Business) and C-3 (General Business) districts.

The approved SOI (attached) includes voluntary conditions limiting the larger 7.62-acre annexation parcel to two points of vehicular access on St. Charles Road and an enhanced 25-foot wide landscape buffer strip along the northern property line in addition to the standard visual screening requirements. No modifications are proposed to the approved SOI. Given no PD plan was required at the time of annexation the currently proposed plan fulfills the site’s zoning requirement for the easternmost property included in the annexation request that was known as the “Brian J. Painter” parcel. It should be noted that prior to development of the remaining acreage of the annexation parcel, PD plans will need to be approved.

The proposed PD plan depicts a 10,640 sq. ft. Dollar General store near the northeast corner of the property, with parking adjacent to the building on the south and west. Stormwater detention is placed at the southeast corner of the property, along the street frontage, to the right of the entry drive. The drive will be shared with the adjacent property to the west. A proposed cross access easement is located at the entrance to facilitate the shared drive when the neighboring property is developed in the future. This proposed entrance is one of the two permitted by the conditions of the SOI for the larger 2013 annexation parcel.

A 20-foot perimeter setback is shown on all parcel boundaries except the site’s St. Charles Road frontage where a standard 25-foot setback has been shown. The northern, eastern, and western property boundaries are screened from adjoining development with an 8-foot tall screening fence. Along the northern boundary of the site, the PD plan depicts the SOI required 25-foot landscape buffer. An additional 10-foot landscape buffer is provided along the eastern property boundary that when combined with the proposed screening device meets the required ‘Level 3’ screening standards of the UDC when commercial development abuts residential uses. Finally, an 8-foot sidepath (fka pedway) is provided along the St. Charles Road frontage, which satisfies the pedestrian improvement requirements for minor arterial roadways found in Appendix A of the UDC.

Staff has reviewed the proposed PD plan and finds it meets the technical requirements of the PD district and the UDC, with the exception of a few minor technical corrections. These corrections are expected to be completed prior to the Commission meeting, and include clarification of a note regarding permitted signage and modifications to the legal description on the PD plan.

RECOMMENDATION

Approval of the, “Overland DG #24012,” PD Plan pursuant to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan
- Landscape Plan
- Statement of Intent (approved 6/7/13)

SITE CHARACTERISTICS

Area (acres)	7.62
Topography	Gently sloping, ridge 1/3 of way south from northern boundary
Vegetation/Landscaping	Turf, Wooded
Watershed/Drainage	Perche Creek
Existing structures	Single-family dwelling

HISTORY

Annexation date	2013
Zoning District	PD (formally C-P)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Not a legal lot, pending plat, "Overland St. Charles Road Subdivision, Lot 1."

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

St. Charles Road	
Location	South side of site
Major Roadway Plan	Minor Arterial (improved & County-maintained), requiring 50 ft of ROW. 84-100 ft ROW required. Variable ROW in place. Additional needed.
CIP projects	None
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park, approximately 1 mile to northwest
Trails Plan	N/A
Bicycle/Pedestrian Plan	Eight-foot wide sidewalk/pedway needed on north side of St. Charles

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 this pending request on April 11, 2022. Fourteen postcards were distributed. Case was also advertised in the Tribune on April 19, 2022.

Report prepared by Rusty Palmer

Approved by Patrick Zenner