

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 21, 2022**

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. **(This item was tabled at both the May 5 and June 23, 2022 Planning Commission meetings.) (Case # 140-2022)**

DISCUSSION

This case was presented to the Planning & Zoning Commission at their May 5, 2022 meeting and tabled following the public hearing to allow the applicant to seek further public input to address as many adjoining property owner concerns as possible and revise the PD plan. The case was again submitted for consideration at the June 23, 2022 Planning & Zoning Commission meeting where it was tabled by a vote of 5-2. The Commission stated that the reason for the second tabling was due to the lack of substantive engagement by the developer with the neighboring property owners.

The applicant is seeking to gain approval of a PD Plan for a 10,640 square foot Dollar General store located on the easternmost portion of a larger 7.62-acre tract annexed into the City in 2013 and zoned C-P (now PD) with a Statement of Intent 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 2013 SOI is not proposed to be altered and the retail use of the site is considered permitted. The approved SOI (attached) includes voluntary conditions applicable to the overall 7.62-acre annexation parcel. These conditions limited the site to two points of vehicular access on St. Charles Road and required an enhanced 25-foot wide landscape buffer strip along the northern property line in addition to the standard visual screening requirements. No PD plan was required at the time of annexation therefore the proposed plan fulfills the current requirement. It should be noted that prior to development of the remaining acreage of the annexation parcel, PD plans will need to be approved.

Concerns expressed during the May 5 public hearing resulting in this request's tabling included fears that the development would deteriorate the rural character of the area and property values, impact wildlife, and contribute to public safety issues due to the increased pedestrian and vehicle traffic. Several residents noted that no sidewalks exist at this time on Lake of the Woods Road or the north side of St. Charles Road. Additional concerns were expressed with litter and cut-through pedestrian traffic between the nearby gas station and the residential area north of the subject site. Adjoining residents also questioned the need for a second Dollar General store within approximately 2 miles of the Dollar General located at the intersection of Clark Lane and Hanover Boulevard. Additionally, residents cited available commercial property to the south of the subject site as a more appropriate location for the proposed use. To potentially mitigate these issues, adjoining neighbors requested additional screening or limitations on lighting be incorporated with the proposed development.

Following the May 5 hearing, the applicant sought additional public input and revised the proposed PD plan. Those revisions included a trash receptacle to curb litter on the property and upgraded property edge screening. The applicants propose to construct a "site-proof" vinyl fence on the north, east, and west property boundaries where screening (an 8-foot tall fence) was previously depicted on the PD plan. Additionally, the applicants agreed to construct an 8-foot sidepath (aka pedway) from the existing BP gas station west of the subject site to the roundabout intersection of Lake of the Woods/St. Charles Roads east of the subject site in addition to the standard required sidewalk along the subject site's

roadway frontage. A sidewalk exhibit is attached for reference. The proposed sidepath is intended to satisfy the safety concerns voiced by the public, and will meet the pedestrian improvement requirements for minor arterial roadways found in Appendix A of the UDC. Stormwater detention is planned at the southeast corner of the property, right of the entry drive. The drive will be shared with the adjacent property to the west and facilitated by a cross access easement which is located at the entrance. 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. Prior to the June public hearing the applicant agreed to provide an 8-foot tall vinyl "site proof" screening fence (i.e. near 100% opaque) in order to screen the development from adjacent properties. Along the northern boundary of the site, the PD plan also 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 "site-proof" screening device meets the required 'Level 3' screening standards of the UDC when commercial development abuts residential uses.

As directed by the Planning Commission, the applicant further engaged the public for input after the June 23, 2022 tabling. Many of the same concerns persisted from the initial public hearing. Neighbors again voiced concerns over the proximity of a commercial use to the existing residences north and east of the subject property and the general incompatibility of the uses, and the possible impacts generated by the development affecting safety in terms of vehicular and pedestrian traffic.

Commercial zoning was established on the property in 2013 and the relatively small retail use is not anticipated to generate enough traffic to require a site-specific traffic study (100 trips at peak hour). St. Charles Road in this location is considered a minor arterial roadway on the CATSO Major Roadway Plan. This classification typically has 2 or 4 lanes providing access to major arterials or limited access roadways, such as I-70. Minor arterials serve localized circulation and access needs for concentrations of both commercial and residential development. The CATSO plan identifies Vandiver Drive as exemplary of the character expected of a minor arterial roadway.

In response to concerns over north/south cut-through foot traffic expressed by adjacent property owners, the applicants have agreed to install approximately 55 feet of additional offsite privacy fence. This installation would extend the proposed screening from the northeast corner of the subject property to the east along the northern boundary of the adjacent lot until it reaches the northwest corner of the neighbor's detached garage. The applicants believe this additional screening will redirect the nuisance pedestrian traffic around the private property.

At the time of this report, no additional public correspondence was received in regards to the revised proposal (since the June 23, 2022 Planning Commission meeting).

Staff has reviewed the proposed PD plan and finds it meets the technical requirements of the PD district and the UDC.

RECOMMENDATION

Approval of the, "Overland DG #24012," PD Plan, dated 7/11/2022.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Revised PD Plan (dated 7/22/22)
- Sidewalk Exhibit
- 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 rescheduled public hearing on July 5, 2022 via public information postcards. Fourteen postcards were distributed.

Report prepared by Rusty Palmer

Approved by Patrick Zenner