

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 10, 2020**

SUMMARY

A request by the City of Columbia (Contract Purchaser) to rezone the northern half (approximately 2.5 acres) of Lot 53 of the Deerfield Ridge Plat 2 from district PD (Planned Development) to district R-1 (One-Family Dwelling). The subject property is concurrently proposed to be replatted into two lots and will be known as Lot 53B of Deerfield Ridge Plat 2-A subject to Council approval on September 21, 2020. The requested rezoning is sought to facilitate the construction of a new fire station. (**Case #164-2020**)

DISCUSSION

The City, as contract purchaser, is seeking to rezone the northern half (approximately 2.5 acres) of the parent 5.03-acre lot located at the northwest corner of Scott Boulevard and W. Rte. K from PD (Planned Development) to R-1 (One-Family Dwelling). The rezoning is sought to remove the requirement that a PD development plan be approved prior to the site's improvement with a new fire station intended to provide enhanced fire protection services in the southwestern portion of the City. A concurrent subdivision plat (to be known as Deerfield Ridge Plat 2-A) proposes to split the parent parcel into two lots is being reviewed by the City Council and is tentatively scheduled to be approved on September 21, 2020. The plat, if approved, will be used to facilitate the sale of the northern lot to the City.

The subject property was part of a larger 56.05 acre parcel annexed and zoned PUD 1.1 and C-P (now PD), with a corresponding statement of intent, on February 5, 2007 per Ordinance #019393 (attached). The residential property has developed over time, but the commercial zoned property (the subject site) has remained vacant and does not presently have an approved PD plan associated with it. The permitted commercial uses for the subject property are generally analogous to the M-N district's commercial uses and incorporates some now M-C uses as well. Uses such as bakeries, bicycle repair shops, restaurants, convenience stores and service stations (provided fuel tanks are underground), ATMs, car washes, barber/beauty shops, photo shops, physical fitness centers, daycares/preschools, banks, medical/dental clinics, and office uses, including governmental organizations or societies are allowed.

If rezoned, the construction plan approval process on the approximate 2.5 acres, to be owned by the City, would become streamlined and the parcel would in effect be "down-zoned" from its currently permitted commercial uses to single-family residential uses only. The R-1 district allows the proposed fire station as a "by-right" use. It should be noted that the statement of intent restrictions under the existing PD zoning will no longer encumber the property following the rezoning.

The remaining approximate 2.5 acres of the site not rezoned via this request will remain under the existing PD zoning, including the SOI and permitted use list. A planned development plan for this area

will be required to be submitted for approval prior to any development proposals subject to the PD zoning and the UDC's PD plan regulations.

Staff believes the requested R-1 zoning is appropriate as it is generally considered the most restrictive zoning category in the City and is considered a down-zoning from what is presently permitted on the site. Such rezoning will permit the proposed fire station use without the necessity of having to prepare a PD development plan and further allows flexibility in modifying the site improvements without additional public hearings.

While approval of the rezoning would result in some loss of control, specifically relating to site planning oversight, it should be noted that the Council public hearing process relating to construction plan approval and the site's final design mitigates this concern. Additionally, the proposed use is considered compatible with the existing residential uses and the proposed use is generally seen as having fewer impacts than commercial uses presently allowed. Fire stations in particular have the added benefit of providing additional community services (meeting spaces, hosting education events, etc.) in addition to known safety improvements (in terms of emergency response times) and financial benefits (in reduced homeowners rates) to the surrounding area.

RECOMMENDATION

Approve the requested rezoning of the northern approximate 2.5 acres of Lot 53 of Deerfield Ridge, Plat 2 from PD to R-1.

ATTACHMENTS

- Locator maps
- Annexation and Statement of Intent Ordinance (#019393)

HISTORY

Annexation date	2007
Zoning District	Currently PD (Planned District)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Lot 53, Deerfield Ridge Plat 2

SITE CHARACTERISTICS

Area (acres)	2.5
Topography	Gently flat with a draw running east/west on the southern boundary of the rezoning area
Vegetation/Landscaping	Turf/Natural around draw
Watershed/Drainage	Little Boone Femme Creek
Existing structures	Vacant

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Consolidated Water #1
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Scott Blvd.	
Location	East side of property
Major Roadway Plan	Minor arterial
CIP projects	The City Council, on July 6, 2020, approved a contract for sale of real estate with DFR, LLC for the acquisition of Lot 53 in Deerfield Ridge Plat 2 Subdivision for the intended purpose of future construction of a fire station.
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Approximately 1.2 miles south and 1.2 miles west, respectively, of the Beulah Ralph Memorial Park and the Cascades Neighborhood Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 August 7, 2020. **8** postcards and property owner letters were sent.

Public Notification Responses	Three general inquiries via phone when the sign was posted. Comments/concerns: None.
Notified neighborhood association(s)	Boone's Pointe Homeowner Association
Correspondence received	None.

Report prepared by Rachel Bacon

Approved by Patrick Zenner