



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 5, 2020

Re: Lot 53B of the Deerfield Ridge Plat 2-A Rezoning (Case #164-2020)

## Executive Summary

Approval of this request would rezone approximately 2.5 acres from PD (Planned Development) to R-1 (Single Family Dwelling District) at the northwest corner of Scott Boulevard and W. Rte. K. The rezoning is sought in connection with the future improvement of the site with a new City of Columbia fire station.

## Discussion

The City is seeking to rezone Lot 53B of the Deerfield Ridge Plat 2-A subdivision plat (approved September 21, 2020) from PD (Planned Development) to R-1 (One-Family Dwelling). The rezoning is sought to facilitate improvement of the site with a new fire station to provide enhanced fire protection services in the southwestern portion of the City. This lot is just to the north of Lot 53A of that same subdivision, which will remain under the ownership group selling Lot 53B to the City. This rezoning action will only rezone Lot 53B; Lot 53A (approx. 2.5 acres) will remain under its existing PD zoning, including the SOI and permitted use list, and a PD plan must be approved prior to any development of the site.

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 adjoining residential property has developed; however, the commercial-zoned property (the subject site) has remained vacant. The permitted uses on the subject site include a broad range of neighborhood-scale commercial and office uses as well as several commercial corridor uses such as convenience stores, service stations (provided fuel tanks are underground), and car washes. The current SOI does permit uses classified as governmental organizations or societies.

If rezoned, the construction plan approval process for the new fire station will 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. If rezoned the subject site, Lot 53B, will be released from any SOI restrictions and relieved of the PD development plan requirements currently imposed on the site.

R-1 zoning is believed appropriate given it is considered the most restrictive zoning category in the City which, staff finds, mitigates concerns over the loss of development controls in the planned district. Concerns are also mitigated by Council's oversight over the expenditures and construction plan approval of the site's final design. The proposed use is compatible with the neighboring residential uses and would have fewer impacts than commercial uses



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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 homeowner's rates) to the surrounding area.

The Planning and Zoning Commission considered this request at their September 10, 2020 meeting. Staff presented its report and the applicant was available for questions. No members of the public spoke during the public hearing. After discussion, the Commission voted (9-0) to recommend approval of the requested rezoning from PD to R-1.

The Planning Commission staff report, locator maps, 2007 Annexation and SOI/Permitted Uses Ordinance (Ord. 019393), and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion are part of the capital budgeting process.

Long-Term Impact: Limited. The subject lot currently has access to public infrastructure.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
2/5/2007	Approved annexation and permanent PUD 1.1 and C-P zoning (Ord. 019393).

## Suggested Council Action

Approve the requested rezoning from PD to R-1 as recommended by the Planning and Zoning Commission.