

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 7, 2021**

**SUMMARY**

A request by Westhues Architecture LLC (agent), on behalf of Stephen & Cheryl Wendling, seeking approval of a revised Statement of Intent (SOI) on property zoned PD (Planned Development). The intent is to add "Elementary/Secondary School" to a SOI which currently permits a child care center and condominiums. The subject site contains 8.73 acres, is located on the northern frontage of St. Charles Road approximately 1200' east of Keene Street, and is commonly addressed 9 Dorado Drive. **(Case # 286-2021)**

**DISCUSSION**

The applicant is seeking a major amendment to the existing Chateau on St. Charles (PUD) Plan that involves the revision of the exiting Statement of Intent (SOI) governing uses on the property. The revision would add "elementary/secondary school" as a permitted use to those allowed on the subject property. The amendment also ensures previously permitted uses are brought into alignment with how they are defined and administered by the new UDC. The PUD plan for the site was approved in April 2006 and most recently amended via a minor amendment in February 2011. The applicant intends to convert the existing child care center into a private elementary school.

Chateau on St. Charles was annexed into the City in 1964 and assigned R-1 (One-family Dwelling) zoning. It was rezoned from R-1 to PUD-6 (Planned Unit Development – maximum 6.0 dwelling units per acre; now PD) in 2005. The adopted PUD SOI permitted condominiums/attached housing and a child care center.

Adjacent land uses to this site are generally residential on the north side of St. Charles Road and the site is designated as being within a "Neighborhood District" on the future land use map of Columbia Imagined. Property to the north is zoned R-2 (Two-family Dwelling) and properties to the south and west are zoned PD (Planned Development) containing condominiums and duplex housing, respectively. The site takes access from Dorado Drive which feeds into the St. Charles Road Major Collector as seen on the Major Roadway Plan. The Hominy Creek Trail is located nearby approximately 100' to the southeast.

The revised SOI proposes the addition of "elementary/secondary school" which will allow the child care center to be converted to an elementary school, as intended by the applicant. In 2005, this use was allowed in all residential zones by-right and in Planned Developments if specifically included in the SOI. This use was not included in the 2005 SOI given the applicant only intended to convert then existing single-family structure into the now operational child care center. An "elementary/secondary school" per the UDC is allowed in all open zones by-right and on a case-by-case basis for PDs. A formal review of the site's ability to meet licensure requirements for an elementary school will be evaluated at the time of building permitting for a change of use.

St. Charles Road has known traffic issues. However, the proposed student enrollment is not substantially different than the enrollment for the existing child care center today. Public Works staff has concluded that this potential change of use would not increase or significantly modify traffic impacts upon St. Charles Road without increased enrollment. Potential development to increase enrollment would require a site plan modification. Such request would follow the procedures for minor

or major amendments relating to PDs described in Section 29-6.4(2)(iii). Future development/expansion on the site may necessitate a Transportation Impact Analysis (TIA) be prepared. Any significantly adverse traffic impacts identified in the TIA must be mitigated by the applicant. The existing PUD (now PD) site plan is not requested to be amended at this time.

The existing PUD plan has sufficient parking for the existing use and the proposed change of use. There are 30 existing parking stalls. The SOI has been revised to include parking ratios for an “elementary/secondary school” should future development occur.

Staff finds that the applicant’s desired additional use does not result in the amended SOI containing any uses explicitly prohibited from the existing SOI. Staff views the proposed SOI revision as a means to modernize it while at the same time adding the “elementary/secondary school” use which is otherwise permitted in all open zones. It is staff’s further finding that the requested additional use is generally consistent with the land use context of the surrounding residential area. Additionally, any future development would be subject to the PD amendment process which may require a TIA and a public hearing.

The proposal has been reviewed by staff and meets all applicable City zoning standards.

## **RECOMMENDATION**

Approve the revised statement of intent.

## **ATTACHMENTS**

- Locator Maps
- Original Statement of Intent (2005)
- Proposed Statement of Intent
- Chateau on St. Charles PUD Plan, Minor Rev. #2 (2/14/11)

## **HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	PUD-6 (Planned Unit Development)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Chateau on St Charles Plat 1, Lot 1

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	8.73 acres
<b>Topography</b>	Structures sit on top of ridge above man-made pond. Site slopes gently downward to the southeastern street frontage.
<b>Vegetation/Landscaping</b>	North, west, and south property lines wooded. Immediate vicinity of structures landscaped. Natural vegetation on southeast portion.
<b>Watershed/Drainage</b>	Hominy Branch
<b>Existing structures</b>	Existing child care center, maintenance building, and parking

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia / Boone County
<b>Electric</b>	City of Columbia

## ACCESS

<b>Dorado Drive</b>	
<b>Location</b>	Eastern edge of property
<b>Major Roadway Plan</b>	Local
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	None; Construction required with redevelopment

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Woodridge Park – ¼ mile N; American Legion Park – ¼ mile SE
<b>Trails Plan</b>	Hominy Creek Trail – 100' SE
<b>Bicycle/Pedestrian Plan</b>	Hominy Creek Trail

## 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 September 9, 2021. 30 postcards were distributed. One general inquiry, via phone call, was received.

Report prepared by Brad Kelley

Approved by Patrick Zenner