

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 23, 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 the May 5, 2022 Planning Commission meeting) (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 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 specific lot upon which the development is proposed was known as “Brian J. Painter” tract of the overall annexation parcel.

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. Given no PD plan was required at the time of annexation, the currently proposed plan fulfills the subject site’s requirement for a plan. 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.

Since the May 5 hearing, the applicant has sought additional input and revised the proposed PD plan. The applicants propose to add a trash receptacle within the parking area to help address the issue of littering, and will upgrade the property edge screening to 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. Finally, to address the issue of pedestrian safety, the applicants have 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 lieu of just along the subject site’s roadway frontage. A sidewalk exhibit is attached for reference. Aside from these PD plan

revisions, the proposed plan for the subject site remains unchanged from that presented at the May 5, 2022 Planning Commission meeting.

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 to be screened from adjoining development with an 8-foot tall vinyl "site proof" screening fence (i.e. near 100% opaque). 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. Finally, the proposed 8-foot sidepath (aka pedway) that will be installed along the entire St. Charles Road frontage from the BP gas station (west of the site) to the Lake of the Woods/St. Charles Road roundabout (east of the site) will satisfy the pedestrian improvement requirements for minor arterial roadways found in Appendix A of the UDC as well as address expressed concerns by adjoining residents about pedestrian safety.

At the time of this report, no additional public correspondence was received regards the revised proposal (since the May 5, 2022 Planning Commission meeting), with the exception of a phone call from a representative of a nearby non-profit food pantry organization. Her organization relies on limited grant funding to provide food for low-income families in the area. The representative expressed her support for the proposed Dollar General, noting that many of the families her organization serves live within walking distance of the subject property and do not own a car. She believes that the Dollar General will help to address a lack of access to low-cost staple grocery items, and fill the public need that her organization cannot satisfy with limited funding opportunities.

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 6/14/2022.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Revised 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