

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 10, 2022**

SUMMARY

A request by McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), for the assignment of permanent zoning, upon annexation, of two parcels to IG (One-family Dwelling District). The subject site is currently zoned County M-LP (Planned Light Industrial) and County R-M (Moderate Density Residential). The 5.34-acre property is located approximately 700' east of Route 763 on the north frontage of E Prathersville Road. **(Case # 92-2022)**

DISCUSSION

McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), is requesting permanent zoning of IG, upon annexation, of property currently zoned County M-LP (Planned Light Industrial) and County R-M (Moderate Density Residential). The 5.34-acre property is located approximately 700' east of Route 763 on the north frontage of E Prathersville Road. This request is being heard concurrently with a request for a one-lot final plat under Case # 93-2022. Additionally, McClure Engineering has indicated to staff that they are hosting an interested parties meeting with neighbors on March 7, 2022 to discuss the requests.

The site has frontage on and takes access from Prathersville Road which is designated as a major collector on the CATSO Major Roadway Plan (MRP) for this specific frontage. The site is within close proximity to US Highway 63 which is essential for industrial property. This section of Prathersville Road is under Boone County Maintenance and any work within their right-of-way will require a permit from the County.

The property is contiguous to the City's corporate limits on its western and southern property lines. The site is located within the Urban Services Area as depicted in Columbia Imagined and would require connecting the site to a BCRSD maintain sewer line and then becoming a customer of City sewer. Water would be served by the City of Columbia. Boone Electric currently serves the property. Fire protection services would be provided jointly by City and County Fire Departments.

Permanent Zoning

Changes in zoning are evaluated on how the zoning correlates with the City's comprehensive plan, the Future Land Use Map, and how the zoning would impact and integrate with surrounding properties. Staff has reviewed the request and offers the following observations.

1. Appropriateness of the Industrial District

The requested IG zone is intended to allow for manufacturing, warehousing, office activities, general industrial uses, and access to underground mining, resource, and storage activities, while protecting surrounding areas from any adverse impacts of those activities without the need for rezoning to a planned district. The principal uses are heavy commercial and industrial uses.

The requested IG zoning would allow 'Storage and wholesale distribution' and other uses that are shown in Table 29-3.1 of the Unified Development Code (UDC). Since the applicant is seeking permanent zoning of IG to permit Heartland Stone, staff believes that the IG district is the most appropriate zone for the desired use and land use context. As no standing structures exist on the site, no non-conformities would be created with respect to the IG zoning requirements.

2. Future Land Use Map

Columbia Imagined identifies the parcels along the Prathersville Road corridor as being located in the

Commercial, Employment, and Neighborhood district with Commercial and Employment being the stand-out designations on the Future Land Use Map (attached). The subject site and its surroundings are identified as an Employment district given its County zoning at the time of Plan adoption. A small portion of the site is designated Neighborhood given its present County R-M zoning. Staff finds the 'Employment' designation appropriate in this location.

While the future land use categories in Columbia Imagined do not directly correlate to the zoning districts found within the UDC, the Employment district is for basic employment uses. This includes offices, warehouses, corporate headquarters, and manufacturing as well as supporting uses such as multi-family residential, retail, and restaurants. The zoning districts that permit these uses include M-OF, M-BP, and IG with M-OF being the least intense use and IG being the most intense. In this instance, the 'Employment' districts in the area are contained within the Industrial zoning district.

3. Surrounding zoning and land uses.

The site is currently zoned County M-LP (Planned Light Industrial) and County R-M (Moderate Density Residential). Property to the east is also zoned M-LP. The county notes that this zoning permits uses similar to IG. Property to the north is zoned County R-M. Both the property to the north and east are improved with a concrete manufacturing and storage facility. Properties to the south are zoned IG and County M-L (Light Industrial) containing manufacturing and vehicle repair businesses. Property to the west is zoned M-C (Mixed-use Corridor) and contains a major public utility service (gas substation).

Industrial uses on this site would not produce any adverse impacts on its neighbors given the site is surrounded by similar industrial uses. While the site to the north is zoned County residential, it is improved with a 25-acre concrete manufacturing and storage facility that is unlikely to be redeveloped with a residential use.

City zoning in the area is overwhelmingly IG or Planned Development for industrial purposes. While there are residential properties to the east along Prathersville Road, they are generally out of character with the predominant industrial nature of the area and in a state of transition as noted by Boone County during the concept review.

Conclusion

The site is most appropriately designated as an Employment district and is generally consistent with the Comprehensive Plan's Future Land Use Map. Given the site is surrounded by industrial and manufacturing uses, staff finds the requested IG zoning to be appropriate and notes that the request would not create any undue burden upon neighboring properties.

RECOMMENDATION

Approval of permanent zoning of IG (Industrial) upon annexation

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Surrounding Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	5.31
Topography	Generally flat, minor slope near drainage feature
Vegetation/Landscaping	No significant trees, tree coverage on northeast part of site,
Watershed/Drainage	Cow Branch
Existing structures	None

HISTORY

Annexation date	N/A; Currently requesting annexation
Zoning District	Concurrent request for IG
Land Use Plan designation	Employment/Neighborhood
Previous Subdivision/Legal Lot Status	Unplatted tract

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	BCFPD/City of Columbia
Electric	Boone Electric

ACCESS

Prathersville Road	
Location	South
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	None; Required with development

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	None
Bicycle/Pedestrian Plan	None

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 February 11, 2022. 15 postcards were sent.

Public Notification Responses	None
Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Brad Kelley

Approved by Patrick Zenner