



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 5, 2024

Re: 5401 E. Richland Road – Planned Development Plan (Case #41-2024)

Executive Summary

This request will approve a new Planned Development (PD) Plan to be known as 'A Good Start P-D Plan' which contains a family daycare center (8,200 sq. ft.) and an indoor recreation or entertainment physical fitness center (10,000 sq. ft.). The development is proposed to be constructed in two distinct phases with the daycare occurring first. Additionally, approval of this request will update the 2003 Statement of Intent (SOI) to ensure it conforms to current UDC standards. The proposed uses requested are consistent with those authorized in 2003.

Discussion

Simon & Struempf Engineering (agent), on behalf of A Good Start, Inc. (owner), seeks approval of a new PD Plan to be known as 'A Good Start P-D Plan'. The Plan proposes the development of a daycare center and an indoor recreation or entertainment physical fitness center on the subject site in two distinct phases. The 1.79-acre site is located at the northeast corner of E. Richland Road & Grace Lane, and includes the address 5401 E. Richland Road.

The initial phase of site development will involve the construction of a 6,500-square foot daycare building in the northeast corner of the lot and associated parking to support the use. Per the UDC regulations, one parking space for every 800 square feet of GFA, with an additional 2 spaces for vehicles situated away from the driveway traffic are required which results in a minimum of 11 parking spaces being required. The PD plan shows a total of 22 spaces for the daycare which is the maximum allowed, at 200%, per the UDC.

The second phase of construction would include a 1,700-square foot expansion of the daycare building and the construction of a 10,000-square foot indoor recreation facility. The daycare expansion requires an additional 3 parking spaces and the recreation facility would require 25 spaces (1 space/400 sq. ft. GFA). Given these requirements, the entirety of the second phase requires a total of 28 spaces and the PD Plan shows 23 being provided. The combined total parking between Phase 1 & 2 is a minimum of 39 parking spaces. The PD Plan shows a total of 45 parking spaces being provided.

The project necessitates a Level 3 Screening and Buffering measure as the site is directly adjacent to the R-2 (Two Family Dwelling) District. To comply with the specifications, the applicant has included an 8-foot tall screening fence and a 10-foot wide landscape buffer in the proposed PD Plan. A storm water quality area has been provided on the PD Plan towards the south end of the site in order to necessitate storm water flow. This feature will be



fully evaluated for Chapter 12A compliance at the time of building permit/land disturbance plan submission.

Staff requested an updated Statement of Intent (SOI) be submitted with this request to ensure compliance with the current UDC standards for PD zoned property. The updated SOI delineates the allowable uses for development on the subject site consistent with those authorized in 2003, but uses current UDC terminology and adds the use “indoor recreation and entertainment” given this use was not previously recognized prior to 2017. The 2003 SOI is attached for comparison.

The Planning and Zoning Commission held a public hearing on this request at its January 4, 2024 meeting. Staff provided its report and the applicant was present at the meeting to answer any questions. A member of the public spoke to inquire about the site's parking access and landscape buffering given the projects close proximity to their home. Staff responded to these questions noting that screening and buffering would be required per the UDC and that the driveway access provided to his property from Richland Road would remain solely for his use. Following limited Commission discussion, a motion was made to approve the requested PD Plan and amended SOI that was approved by a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, PD plan, Statement of Intent, Approved Statement of Intent (2003), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. Costs associated with relocation or expansion of public infrastructure will be borne by the applicant.

Long-Term Impact: Limited. Possible impacts may include additional costs associated with the provision of public safety, roadway maintenance, trash collection, and utility maintenance (sewer) services. The site's future improvement with the 1,700 square foot daycare expansion and 10,000 square foot indoor recreation center will be supported by existing infrastructure services that would be in place. Increased costs may or may not be off-set by increased property tax collection or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
02/02/2004	Approved Eastport Gardens Plat 2 (Ord. 17975)
06/16/2003	Approved Rezoning (Ord. 17723)

Suggested Council Action

Approve the proposed PD Plan and revised Statement of Intent as recommended by the Planning and Zoning Commission.