

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 20, 2023**

SUMMARY

A request by A Civil Group (agent), on behalf of WTF Holding Co, LLC (owner), for approval to rezone 2.33 acres from PD (Planned Development) district to the M-C (Mixed-use Corridor) district. The subject site is located southeast of the intersection of Clark Lane and Woodland Springs Court, and includes the address 1110 Woodland Springs Court.

DISCUSSION

The applicant is seeking to rezone the approximately 2.33 acres from PD (Planned Development) to M-C (Mixed-use Corridor). The subject site has frontage on both Woodland Springs Court and Clark Lane; however, is addressed and has principal vehicular access from Woodland Springs.

The subject property is generally level except where a type II intermittent stream flows southwesterly along the northern property line and ultimately flows into Hinkson Creek off-site to the west. This stream and its embankment are wooded. The property is platted (2004) and although the stream is not subject to a platted stream buffer, it is within the FEMA regulated floodway for which development isn't generally permitted. The floodway and existing easements are likely prohibitive to this site taking access from Clark Lane.

The site is located within the Urban Service Area (USA) as presented in the Columbia Imagined Comprehensive Plan and identified as being located within a "Commercial" district. It is served by all City utilities; however, sanitary sewer is located on an adjacent lot to the northwest and would need to be extended to this lot for service. Costs for utility extensions would be the responsibility of the developer.

Background

The property was annexed into the City in 1966 and zoned A-1. The site's current planned district zoning designation of C-P (Planned Commercial) was approved on February 3, 1997 and was converted to the current PD (Planned Development) designation as part of the 2017 UDC adoption process. All prior C-P zoning entitlements remained in place following its reclassification. At the time of rezoning, the site consisted of a larger tract – which remains in PD zoning and has otherwise been built-out aside from this parcel.

The 1997 City ordinance (Ord. #15131) rezoned the tract to C-P citing a previous "I-70 Corridor Plan" which designated this area as "planned commercial" for the purposes of placing additional control on a major entryway into the City. The intent was to enhance the City's image for motorists coming from the east and control access along Clark Lane. The overall planned development site was since been re-designated as "Commercial".

Most of the previously excluded uses would be permitted by-right in the requested M-C zoning district with the exception of Farm Machinery Sales, Halfway Houses, and Cell Towers. Billboards were a significant discussion item regarding the previous C-P zoning. Staff notes that while billboards are permitted in M-C, the City's signage regulations and MoDOT's permitting guidelines would not permit a billboard on this site due to other existing billboards in close proximity.

The SOI permitted all uses allowed under C-3 with the following exceptions, comparisons are made to today's C-3 equivalent and requested zoning district, M-C:

Land Uses	Existing Zoning	Current UDC M-C
Halfway Houses	Excluded	Requires CUP
Service Stations	Excluded	Permitted
Trade Schools	Excluded	Permitted
Armories	Excluded	Permitted
Bus Stations	Excluded	Permitted
Commercial Swimming Pools	Excluded	Permitted
Farm Machinery Sales and Services	Excluded	Not Permitted
Mortuaries	Excluded	Permitted
Cellular Towers	Excluded	Requires CUP
Billboards	Excluded	Permitted

Additionally, while service stations were not permitted in the C-P tract, the property to the west, across Woodland Springs Court, revised its Statement of Intent to allow service stations via Ordinance 18540 in 2005 and was subsequently improved with the existing Cenex gas station and convenience store. Other properties included in the original C-P tract are developed with a stand-alone Simmons Bank drive-through ATM, Hooters restaurant, and two Marriott hotels.

Zoning

Requests for zoning map amendments are evaluated from several perspectives, including the surrounding zoning and land use mix, and how the requested zoning correlates with the Comprehensive Plan and its future land use designation.

The Columbia Imagined Comprehensive Plan identifies this area as being within the land use category of "Commercial", which is consistent with commercial zoning surrounding Clark Lane. While the original zoning ordinance cited C-P zoning being consistent with the future land use designation of "Planned Commercial" at the time, the requested M-C zoning is consistent with this site's current future land use category of "Commercial".

In terms of the surrounding land use and zoning adjacent to the site, the property to the northeast, northwest, and west are zoned M-C and generally improved with automobile-oriented businesses and a big-box store, Home Depot, given the area's proximity to the US 63 and I-70 interchange and the associated high volume of interstate traffic. The property to the north is zoned IG (Industrial) and is improved with Columbia Public School's bus depot. To the east there is a wooded and unimproved tract, zoned A (Agriculture) that buffers the aforementioned commercial development from the east.

As described above the surrounding area is heavily developed with automobile oriented commercial development permitted in M-C. The previously excluded C-3 uses are either not permitted by-right in the requested M-C zoning (Halfway House, Cell tower, Farm Machinery Sales), already present in the area (Service Stations, Bus Stations), not permitted due to site-specific standards (Billboards), or would otherwise not cause additional impacts.

This site is highly visible to interstate traffic and its proximity to the interchange lends itself to being more suitable for auto-oriented commercial activities. The PD Plan requirement associated with the current C-P zoning is not necessary given additional regulations, including stormwater, have been adopted since the C-P ordinance was passed in 1997

RECOMMENDATION

Approve the request to rezone the property to M-C.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- 1997 Ordinance (Ord. #015131)
- Surrounding Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	2.33 acres
Topography	Graded site, slopes into tributary creek
Vegetation/Landscaping	Wooded along creek, otherwise turf
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1966
Zoning District	Planned Development (Formerly C-P)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legal Lot - 2004

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Clark Lane	
Location	North side of site
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	Required upon development

Woodland Springs Court	
Location	West side of site
Major Roadway Plan	Local non-residential
CIP projects	None
Sidewalk	Required upon development

PARKS & RECREATION

Neighborhood Parks	0.4-miles south, across I-70
Trails Plan	Proposed Hinkson Creek Trail, 0.41-miles northwest
Bicycle/Pedestrian Plan	Clark Lane is a key roadway to bike/ped connectivity

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 March 28, 2023. Ten postcards were distributed.

Report prepared by Brad Kelley

Approved by Patrick Zenner