



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 15, 2022

Re: 5905 E. St. Charles Road – PD Plan (Case # 140-2022)

## Executive Summary

Approval of the proposed Planned Development (PD) plan would permit the construction of a 10,640 sq. ft. Dollar General retail store on the property located on the north side of St. Charles Road, approximately 250 feet west of Lake of the Woods Road.

## Discussion

The applicant is seeking approval of PD plan on 1.79 acres located at 5905 E. St. Charles Road. The plan depicts a 10,640 square foot Dollar General retail establishment. The subject site is the easternmost portion of a 7.62-acre parcel that was annexed and permanently zoned C-P (Planned Commercial) in 2013. The approved statement of intent (SOI) permitted all C-1 uses as well as select commercial and medical uses from C-2 and C-3 zoning at that time. The SOI also included a number of conditions, including limited access for the larger parcel, as well as additional screening & buffering requirements.

Given the access restrictions of the approved SOI, the PD plan depicts one of two permitted access points, along with a cross-access easement, at the southwest corner of the subject lot. The proposed easement will be dedicated prior to approval of a final plat for the subject parcel. The proposed retail structure is located at the northeast corner of the lot, with parking to 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 PD plan depicts a 20-foot perimeter setback for the subject lot, with a 25-foot front yard setback adjacent to St. Charles Road. The plan also includes the appropriate screening & buffering in accordance with the UDC, except where additional property edge buffering was required by the 2013 SOI along the northern property boundary. An additional 10-foot buffer along the western property boundary has been provided even though it is not required. The plan also provides for an 8-foot perimeter screening fence, on all sides except the St. Charles frontage which was at the request of adjacent property owners.

This case was considered at the May 5, June 23, and July 21, 2022 Planning and Zoning Commission meetings. The project was tabled on May 5 to allow the applicant engage in additional public out-reach and address concerns relating to deterioration of the rural character of the area, impacts on wildlife, and public safety issues due to anticipated increases in pedestrian and motorized traffic, such as crime and littering. Additional concerns expressed during the May 5, 2022 meeting included questioning the necessity of an additional Dollar General within two miles of an existing store at Clark Lane and Hanover Boulevard.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Following the tabling, a revised PD plan was submitted for consideration on June 23, 2022 with an additional trash receptacle added within the parking lot and upgraded property edge screening including a "site-proof" vinyl fence on the north, east, and west property boundaries where vegetative screening was previously depicted. Additionally, the applicant agreed to construction 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 to satisfy concerns voiced about pedestrian safety. A sidewalk exhibit detailing the sidewalk location was presented and is attached hereto for reference.

While the revisions to the PD plan were made, public concerns were again expressed that the changes proposed were insufficient to address their issues. The request was tabled to the July 21, 2022 Planning Commission meeting to allow the applicant to further engage with the public and prepare revisions to the PD plan.

As a result of the June 23, 2022 tabling and to mitigate the issue of north/south cut-through foot traffic between the subject site and adjacent properties, the applicants agreed to install approximately 55 feet of additional off-site fence. This installation would extend the required screening device from the northeast corner of the subject property to the east until it reaches the neighboring property owner's detached garage. The applicants believe this additional screening will redirect the nuisance pedestrian traffic (a concern voiced in all prior hearings) around the private property. No additional modifications from previously prepared and amended PD plans were made between the June 23 and July 21 Commission meetings.

The Planning and Zoning Commission considered this item again at its July 21, 2022 meeting. Staff presented its report and reported on the addition of the fence extension to the neighboring property as the only revision since the June 23 meeting. The immediately adjacent property owner who would benefit from the fence extension spoke and noted his "reluctant" support of the project. There were additional public comments made reiterating concerns about traffic and trash. No applicant representative spoke relating to the update plan. After limited additional discussion, the Commission voted to approve the PD plan (8-1).

The Planning Commission staff report, locator maps, PD Plan, landscape plan, sidepath (aka pedway) exhibit, 2013 approved Statement of Intent, and meeting minute excerpts (May 5, June 23, and July 21, 2022) are attached.

## Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

## Legislative History

Date	Action
7/16/13	Approved annexation, statement of intent, and C-P zoning. (Ord. 021744

## Suggested Council Action

Approve the proposed, "Planned Development Site Plan of Overland DG #24012," inclusive of the corresponding landscape plan, and sidepath (aka pedway) as recommended by the Planning Commission.