



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 5, 2022

Re: 2207 Holly Avenue – Planned Development (Case # 156-2022)

Executive Summary

Approval of this request will allow an existing structure, previously used as a church and, more recently, a funeral home, to be repurposed into a family day care center by approving a PD Plan and revised Statement of Intent

Discussion

A request by Anderson Engineering (applicant), on behalf Sunshine Family Home Center LLC (owner), seeking approval of a major PD amendment and revision to the site's existing Statement of Intent (SOI). The purpose of this request is to allow the existing site improvements to be used as a "Family day care center". The subject property is located northeast of the intersection of Holly Avenue and Andy Drive and is addressed 2207 Holly Avenue.

In 2009, the property was rezoned to O-P (Planned Office District) to allow minimal commercial activity in a residential context. Previously, the building was occupied by a church and was repurposed as a funeral home. As of 2020, the building was again repurposed to facilitate a commercial day care which was not permitted per the 2009 rezoning. At this time, the owner desires to revise the SOI to legalize the current use and resolve outstanding zoning compliance issues with their required State licensure to operate as a child care facility.

Revising allowed uses on PD zoned property constitute a major amendment which requires concurrent approval of a Planned Development Plan (PD Plan). While a PD Plan is submitted with this application to comply with current requirements, the owner does not intend to develop or redevelop the site in any fashion.

The statement of intent allows all R-1 uses plus a family day care center. The design parameters are equivalent to that of the surrounding R-1 zoning. The proposed use change would have minimal impact compared to what is presently allowed. A full analysis of the proposed SOI and PD Plan can be found in the attached staff report.

The site is a corner lot and has frontage along Holly Avenue and Andy Drive. The PD Plan shows a required corner truncation and standard 10' utility easements. Sidewalk does not exist along either street frontage and is required to be constructed. The site is currently served by all City utilities. No public utility infrastructure expansion is required at this time.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The PD Plan meets all the standards of the UDC regulations, will serve as the site's preliminary plat, and is recommended for approval by staff.

The Planning and Zoning Commission considered this request at their June 9, 2022 meeting. The request was tabled at the May 19, 2022 Commission meeting to allow the applicant to revise the plan to address technical correction and eliminate a requested design adjustment relating to sidewalks. Following staff's June 9 presentation, the applicant and property owner gave an overview of the proposal and responded to Commissioner questions relating to plan revision made since the May 19 meeting. After limited additional discussion, the Commission made two motions to recommend approval of the revised Statement of Intent and PD Plan that were unanimously approved (9-0).

The Planning Commission staff report, locator maps, SOI, PD Plan, O-P Ordinance (2009), public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Tertiary

Legislative History

Date	Action
7-20-2009	Rezoning from C-P (Planned Business District) to O-P (Planned Office District). Ordinance 020333

Suggested Council Action

Approve the revised statement of intent and PD Plan to be known as 'Sunshine Early Care and Education Center' as recommended by the Planning and Zoning Commission.