



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: South Rock Development - Zoning Map Amendment (Case # 49-2023)

Executive Summary

Approval will rezone property addressed as 3300 New Haven Road from R-MF and M-OF to M-C, M-N, and M-OF to facilitate commercial development of the site once a MoDOT interchange improvement project is completed.

Discussion

A request by A Civil Group (agent), on behalf of Kanco, LLC (owner), seeking approval of a multi-tract zoning map amendment. The 30.7-acre property is unimproved and currently zoned R-MF (Multi-family Dwelling) and M-OF (Mixed-use Office). The proposed rezoning would rezone Tract 1 to M-C (Mixed-use Corridor), rezone Tract 2 to M-N (Mixed-use Neighborhood), and rezone Tract 3 to M-OF. The site is located on the south side of New Haven Road, east of the existing Lenoir Street. A concurrent request for a preliminary plat of the site is being heard under case # 50-2023.

The MoDOT approved project, STIP # 5P3433, will reconfigure the northbound US 63 off-ramp, reconfigure Lenoir Street's alignment, signalize Lenoir Street's intersection with New Haven Road, and improve the street profile of New Haven Road itself, see attached preliminary plans from MoDOT. This includes significant improvements to lane configuration and traffic flow. The applicant completed a traffic study (attached), studying land uses from the proposed rezoning, which concludes that the MoDOT street improvements would have capacity for the proposed development and potential land uses.

The subject site is shown as being located in 'Employment' and 'Sensitive Area' districts on the future land use map of the City's Comprehensive Plan. The 'Employment' district contains significant concentrations of employment within the city and includes uses such as multi-family residential, convenience retail, personal services, and restaurants. This designation was assigned given the site's use as Lenoir Woods nursing facility at the time the Comprehensive Plan was adopted in 2013. The improvements to the road network and adjacent interchange support consideration of the site as a 'Commercial' designation as is found on the other three corners of the interchange.

The surrounding land use context is mixed. The three other corners of the adjacent interchange are zoned M-C. The surrounding area is suited for commercial zoning as the roadway network improves, although such commercial zoning should involve transitions to be best integrated with the surrounding context. The applicant has proposed M-C for the portion abutting and west of the to-be-realigned Lenoir Street, with zonings of M-N to the east and M-OF to the south to provide buffer areas of less intense zoning. See the attached



zoning exhibit for depictions of the transition in zoning. Further zoning analysis is contained within the attached staff report to the Planning and Zoning Commission.

Additionally, the subject site lies within the Urban Service Area of the City and is not known to be limited by any public infrastructure capacity issues. Costs for utility extension/expansion would be the responsibility of the developer.

The Planning and Zoning Commission considered this request at their May 4, 2023 meeting. Staff presented its report. The applicants discussed commercial zoning near the interchange and the construction of sidewalk. One member of the public spoke about walkability near the proposed MoDOT traffic signal, the removal of the existing commuter lot, affordability of the new businesses, and compared the proposed development to Clark Lane. Four letters of support from neighbors at Lenoir Woods are attached. The Commission inquired about the MoDOT project, public correspondence, sidewalks, and involvement of the nearby school. After limited additional Commission discussion, a motion was made to approve the rezoning that passed by a vote of (6-2).

The Planning Commission staff report, locator maps, surrounding zoning graphic, zoning exhibit, traffic study, MoDOT preliminary plans, public correspondence, meeting minute excerpts, and public correspondence 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: 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: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning to M-OF, M-N, and M-C as recommended by the Planning and Zoning Commission.