

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2023**

SUMMARY

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. **(Case # 49-2023)**
(This request was previously tabled at the February 23, 2023 public hearing).

DISCUSSION

The applicant is seeking to rezone 30.7 acres of property to a mix of M-C, M-N, and M-OF zoning from its current R-MF and M-OF zoning. The site is currently vacant, but was previously improved with a Lenoir Woods nursing facility and daycare center which was demolished between 2015 and 2017. The applicant intends to develop the site as a commercial center which may contain a gas station, drive-through restaurants, retail shopping, hotels, and multi-family apartments pursuant to an approved MoDOT interchange improvement project on the east side of the interchange of US 63 and Route AC. A preliminary plat detailing the proposed lot layout is being heard concurrently 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 applicants completed a traffic study, 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 property is located directly southeast of the current intersection of New Haven Road and Lenoir Street. Beyond the site's eastern boundary is the University of Missouri's research farm, zoned A (Agriculture) and to the south is the 79-acre Lenoir Woods Lutheran Senior Services center, zoned R-MF. Across New Haven Road to the northeast is Woodstock Mobile Home Park which is located outside of City limits and zoned County R-M (Moderate Density Residential). To the North is New Haven Elementary School operated by CPS and zoned R-1 (One-family Dwelling). To the northwest is the entrance to Lemone Industrial Park and the closest adjacent properties are zoned M-C.

The US 63 and Route AC interchange, Lenoir Street, and MoDOT Commuter lot are located immediately to the west of this property. The commuter lot will be removed as part of the aforementioned MoDOT project to make room for the Northbound US 63 on-ramp while MoDOT looks for other alternative commuter lot locations. The current alignment of Lenoir Street will generally be repurposed for the new US 63 off-ramp. Future Lenoir Street will be re-aligned to bisect the subject site and come to a signalized intersection in front of New Haven Elementary School

Zoning

Changes in zoning are evaluated from several perspectives, the first being how the zoning correlates with the city's land use planning documents and their corresponding future land use designations. The Columbia Imagined comprehensive plan identifies the subject site as being within the land use category

of “Employment” and “Sensitive Area”. Per the comprehensive plan, Employment Districts are for basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the city and includes uses such as multi-family residential, convenience retail, personal services, and restaurants.

The following factors have been considered by staff as part of its analysis of this requested action and establish the basis by which it has arrived at its recommendation.

- **Surrounding zoning** – The surrounding land use context is mixed. The three other corners of the adjacent interchange are zoned M-C. The immediately adjacent properties are zoned R-MF for the senior center, Agriculture for MU’s research farm, County R-M for the Mobile Home Park, R-1 for the school, and M-C for the properties along Lemone Industrial Boulevard. 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-aligned 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 Tract 1, Tract 2, and Tract 3.

- **Future Land Use Designation** – Columbia Imagined designates this site as “Employment”, which is intended to accommodate a mix of employment uses including manufacturing, convenience retail, personal services, and multi-family residential. The “Employment” designation does not strictly prescribe specific zoning for each parcel. Rather, it is used to determine what broad land use categories (residential, commercial, industrial, etc) may be most appropriate for specific areas. The proposed zoning mix is appropriate for the employment and commercial designations.

This designation was assigned given the site’s use as Lenoir Woods nursing facility at the time the Comp Plan was adopted in 2013. The improvements to the road network and interchange are appropriate to consider with respect to the proposed zoning given commercial development is found on the other three corners of the interchange.

- **Major Roadway Improvements** – The MoDOT interchange improvement project, 5P3433, will significantly improve traffic flow along New Haven Road once completed. The applicant’s study concluded that MoDOT’s finished improvements would have adequate capacity for the proposed land uses associated with the commercial development. Typically, a development proposal of this nature would necessitate improvements to be constructed by the applicant. In this case, the State DOT will be completing all of the roadway improvements as discussed in the attached traffic study.
- **Location** – The property is directly adjacent to a US freeway interchange that has near connectivity to a major interstate corridor. A current MoDOT project is improving access and traffic flow from the nearby road network to these corridors. The M-C zoning district is intended for auto-oriented development with high-visibility and access to significant roadway corridors such as this.

Conclusion

MoDOT interchange improvements on the east side of the US 63 and Route AC interchange are spurring interest in future commercial investment and the associated rezoning. The proposed improvements will significantly improve traffic flow and increase capacity for commercial development next to the interchange, as was concluded by the Traffic Study. The proposed mix of zoning districts are a good use of transitional buffering appropriate for the area adjacent to the interchange.

RECOMMENDATION

Approve the requested rezoning to M-C for Tract 1, M-N for Tract 2, and M-OF for Tract 3.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Surrounding Zoning Graphic
- Zoning Exhibit
- Traffic Study
- MoDOT Preliminary Plans
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	30.7
Topography	Previously developed and graded site
Vegetation/Landscaping	Eastern half is field/pasture; 37 significant trees and wooded area along south property line
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	M-OF and R-MF
Land Use Plan designation	Employment and Sensitive Area
Previous Subdivision/Legal Lot Status	Legal Lot – platted in 2018

UTILITIES & SERVICES

Site provided with all City services.

ACCESS

New Haven Road	
Location	Along the north side of property
Major Roadway Plan	Minor Arterial
CIP projects	None / MoDOT Project 5P3433
Sidewalk	None – required with development

Lenoir Street	
Location	Along the west side of property
Major Roadway Plan	Major Collector
CIP projects	None / MoDOT Project 5P3433
Sidewalk	None – required with development

PARKS & RECREATION

Neighborhood Parks	Nifong Park and Nifong Park, ¼ mile SW across US 63
Trails Plan	Proposed Clear Creek Trail, ¼ mile SW across US 63
Bicycle/Pedestrian Plan	New Haven Road 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 December 22, 2022 and again on April 19, 2023. Seventeen postcards were distributed which included tenants of the Mobile Home Park within 200' of the site.

Public Notification Responses	Inquiry from Woodstock Mobile Home Park and resident of the elementary school district
Notified neighborhood association(s)	None
Correspondence received	Four letters of support attached

Report prepared by Brad Kelley

Approved by Patrick Zenner