

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 4, 2024**

SUMMARY

A request by Simon & Struempf Engineering (agent), on behalf of A Good Start, Inc. (owner), for the approval of 'A Good Start P-D Plan' proposing the development of a daycare center and an indoor recreation or entertainment physical fitness center. The 1.79-acre subject site is located at the northeast corner of E. Richland Road & Grace Lane, and includes the address 5401 E. Richland Road. **(Case #41-2024)**

DISCUSSION

The applicants are seeking approval of a PD plan to be known as 'A Good Start P-D Plan' that will include the construction of a family day care center containing a total of 8,200 square feet and a future indoor recreation or entertainment physical fitness center containing 10,000 square feet. The project is proposed to be developed in two distinct phases.

The initial phase will involve the construction of a 6,500-square foot day care building in the northeast corner of the lot and associated parking to support that use. Per the UDC regulations, one parking space for every 800 square feet of GFA, with an additional 2 spaces for vehicles situated away from driveway traffic are required. Consequently, a minimum of 11 parking spaces is required. The PD plan shows a total of 22 spaces for the day care which is the maximum allowable limit of 200% of the required parking.

The second phase of construction would include a 1,700-square foot expansion of the daycare building and the construction of a 10,000-square foot indoor recreation facility. The daycare expansion necessitates an additional 3 parking spaces, while the recreation facility requires 1 space per 400 square feet of GFA or a minimum of 25 spaces. Given these requirements, the entirety of the second phase will require a total of 28 parking spaces for which the site plan shows 23 being provided. Total required parking between Phase 1 & 2 is a minimum of 39 parking spaces. The site plan shows a total of 45 parking spaces being provided which is within the maximum permitted limit of 78.

Staff requested an updated Statement of Intent (SOI) to ensure compliance with the current UDC standards for PD zoned property. The initial SOI (attached) was approved as part of the initial zoning entitlement of the property to C-P in June 2003 (Ord. 17723). The updated SOI delineates the allowable uses for development on the subject site consistent with those authorized in 2003, but uses current UDC terminology and adds the use "indoor recreation and entertainment" given this use was not previously recognized prior to 2017.

The request has been reviewed by all applicable departments and found to be appropriate. Staff supports approval of the PD plan.

RECOMMENDATION

Approve the proposed 'A Good Start P-D Plan' and associated Statement of Intent.

ATTACHMENTS

- Locator Maps
- PD Plan
- Statement of Intent
- Approved Statement of Intent (2003)

SITE CHARACTERISTICS

Area (acres)	1.79 acres
Topography	Gently sloping south
Vegetation/Landscaping	Graded
Watershed/Drainage	Grindstone Creek
Existing structures	None

HISTORY

Annexation date	2001
Zoning District	PD
Land Use Plan designation	Commercial, Neighborhood
Previous Subdivision/Legal Lot Status	Eastport Gardens Plat 2

UTILITIES & SERVICES

Electric service provided by Boone Electric Cooperative. All remaining utilities and services are provided by the City of Columbia.

ACCESS

Grace Lane	
Location	West side of parcel
Major Roadway Plan	None
CIP projects	Project #1359 – Electric Department. Contingency Funds from Enterprise Revenue.
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Eastport Park
Trails Plan	None
Bicycle/Pedestrian Plan	None

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 via public information postcards on December 5th of the pending action. Property owner notification letters were sent out and an ad was placed in the Columbia Daily Tribune on December 18, 2023 relating to this request.

Notified neighborhood association(s)	Bay Hills
Correspondence received	None

Report prepared by Kiaan Ahamed

Approved by Patrick Zenner