

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 19, 2017

SUMMARY

A request by EMT4, LLC (owner) to rezone land from M-C (Controlled Industrial District) and M-R (Research, Development and Office Park District) to R-1 (One-Family Dwelling District). The 50.28-acre subject site is located on the east side of Brown Station Road, between Blue Ridge Road and US 63. **(Case #17-45)**

DISCUSSION

The applicant is requesting to “downzone” this industrially (M-C and M-R) split-zoned site to R-1 (One-Family Dwelling District) to allow for future development of a proposed 100-lot affordable single-family home subdivision. Show-Me Central Habitat for Humanity has a contract to purchase the site contingent upon approval of this rezoning and the 100-lot preliminary plat is anticipated to be submitted for review shortly thereafter.

Several zoning amendments and development plans have been approved on the subject site over the past two decades, including combinations of PUD (Planned Unit Development), M-R and M-C zoning and lot configurations. Despite approval of Boone Prairie Plat 1 and 2 on portions of the subject site in 2004 and 2005, respectively, no infrastructure has been installed on the property.

The site is bordered by the COLT railroad (east), Highway 63 (north/east), and Blue Ridge Industrial Park (south). The COLT railroad and Highway 63 transportation corridors are partially buffered by existing A-1 zoned land bordering the east and south sides of the site, and a stormwater detention pond at the site’s north end. Additional screening and buffering should be considered upon preliminary plat review. However, staff does not believe that the site’s proximity to these features is likely to cause significant noise or other health and safety impacts that would disturb future residents at this location.

Staff has considered the loss of industrial zoned land as it pertains to this request, and does not find it to be a concern. Columbia Imagined predicts an existing surplus of industrially zoned land of approximately ten times what is needed to accommodate predicted growth of industry through 2030 (Columbia Imagined, p.117-118).

The proposed residential zoning designation is considered by staff to be appropriate given the site’s relatively close proximity to schools, parks, shopping and other commercial services. Blue Ridge Elementary School is located approximately 500 feet to the west of the site. The North County Shopping Center, which includes a Gerbes grocery store, is located approximately ⅓ mile to the south. Oakland Middle School and Albert-Oakland Park are approximately ¾ mile to the west of the subject property.

RECOMMENDATION

Approval of the proposed rezoning from M-C and M-R to R-1

SUPPORTING DOCUMENTATION

- Location maps
- 2015 rezoning ordinance
- Columbia Imagined - Industrial Land Use Projection

SITE HISTORY

Annexation Date	1969
Existing Zoning District(s)	West side is M-R (Research, Development and Office Park District); east side is M-C (Controlled Industrial District)
Land Use Plan Designation	Neighborhood/Employment District
Subdivision Status	Combination of survey tract and Plats 1 & 2 of Boone Prairie

SITE CHARACTERISTICS

Area (acres)	50.28 acres
Topography	Flat to gently sloping
Vegetation/Landscaping	Meadow with interspersed trees
Watershed/Drainage	Bear Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	N/A	Highway 63
South	M-1 (General Industrial)	Light industrial/business park
East	A-1 (Agricultural)/M-1	Undeveloped; cell tower/COLT Railway
West	A-1/R-1/R-3	Church/single-family/apartments

ACCESS

Brown Station Road	West side of site
Major Roadway Plan	Major Collector (Improved, City-maintained)
CIP Projects	None
Sidewalk	5-ft wide sidewalk in place

UTILITIES & SERVICES

All City services are available to the site.

PARKS & RECREATION

Neighborhood Parks	Albert-Oakland Park (¾ mile west)
Trails Plan	Proposed primary trail along COLT railroad

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on December 27, 2016.

Public Information Meeting Recap	Number of attendees: 0 Comments/concerns: None
Neighborhood Association(s) Notified	Mexico Gravel; Oaks
Correspondence Received	None

Report prepared by Steve MacIntyre

Approved by Patrick Zenner