

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 318-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 11/2/2015

Re: Boone Electric Coop - Rezoning (Case #15-215)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (includes maps), Excerpts from Minutes

Executive Summary

Approval of this ordinance will rezone the subject property from C-3 (General Business District) to M-1 (General Industrial District).

Discussion

The applicant, Boone Electric Cooperative, requests rezoning of approximately 4.85 acres of their property from C-3 (General Business District) to M-1 (General Industrial District) for the purpose of developing an electric power-generating solar array on the parcel. The site is currently Boone Electric Cooperative's headquarters. The northeast corner of the property, which will contain the solar array, is currently undeveloped and is surrounded by an abandoned restaurant to the north, current industrial uses by Boone Electric to the southwest and Rangeline Street to the east.

The subject site is located along a commercial corridor that was designated on the 1957 zoning map. The applicant's proposed use for the site would be a permitted use in the more restrictive M-C (Controlled Industrial) zone. Typically this district would be preferred over the requested rezoning to M-1; such action, however, would result in the split zoning of the site. Staff believes it is best practice to unify the zoning and finds the requested zoning is a logical extension of the existing zoning of the remainder of the Boone Electric site. The rezoned area will be controlled by Boone Electric and operated as an extension of its headquarters functions.

At its meeting on October 22, 2015, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the rezoning request. Tim Crockett, Crockett Engineering Consultants, represented the applicant and gave an overview of the request. The Commission had no additional questions and no one from the public spoke during the meeting.

City of Columbia

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Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

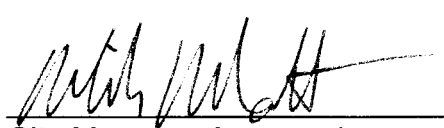
Approval of rezoning of the property from C-3 to M-1 as recommended by the Planning and Zoning Commission.

Legislative History

Rezoned with the adoption of the 1957 zoning map.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 318-15

AN ORDINANCE

rezoning property located on the west side of Rangeline Street, between Business Loop 70 and Interstate 70 (1413 Rangeline Street), from District C-3 to District M-1; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A SURVEY RECORDED BOOK 497, PAGE 471 AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 257, PAGE 436 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF RANGELINE STREET AND BEING THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 497, PAGE 471 AND WITH THE SOUTH LINE OF SAID SURVEY, N 89°51'00"W, APPROXIMATELY 300.00 FEET TO THE EAST LINE OF THE M-1 ZONING DISTRICT; THENCE ALONG SAID EAST LINE, N 0°01'00"E, 757.51 FEET TO THE NORTH LINE OF SAID SURVEY; THENCE LEAVING SAID M-1 ZONING DISTRICT AND WITH SAID NORTH LINE, S 82°55'00"E, 236.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID RANGELINE STREET; THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S 22°19'00"E, 119.20 FEET; THENCE S 0°01'00"W, 304.00 FEET; THENCE S 89°59'00"E, 20.00 FEET; THENCE S 0°01'00"W, 314.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.85 ACRES MORE OR LESS.

will be rezoned and become a part of District M-1 (General Industrial District) and taken away from District C-3 (General Business District).

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

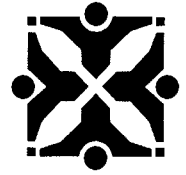
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps), Excerpts from Minutes

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 22, 2015

SUMMARY

A request by Boone Electric Cooperative (owner) to rezone a 4.85-acre tract of land from C-3 (General Business District) to M-1 (General Industrial District). The subject site is located on the west side of Rangeline Street, between Business Loop 70 and Interstate 70, and is addressed 1413 Rangeline Street. **(Case #15-215)**

DISCUSSION

The applicant is requesting to rezone approximately 4.85 acres from C-3 (General Business District) to M-1 (General Industrial District), for the purpose of developing an electric-generating solar array on the parcel. The site currently holds Boone Electric Cooperative headquarters, however, the portion of the parcel to house the solar array is the northernmost edge of the property. This portion is currently undeveloped and is surrounded by an abandoned restaurant to the north, current industrial uses by Boone Electric to the west, the Family Pawn store to the south and Rangeline Street to the east.

The subject site was designated a commercial corridor on the 1957 zoning map, however, no clear rationale, other than its adjacency to a major roadway, was found as to why this designation was given to the property. The applicant's proposed use for the site as a solar array would be a permitted use in the more restrictive M-C (Controlled Industrial) zone. Typically, this zone would be preferred over the requested rezoning to M-1. However, doing so would result in split-zoning of the parcel since the remainder of the Boone Electric headquarters site is zoned M-1.

Staff believes it is best practice to avoid split zoning property whenever possible and that the request to rezone to the M-1 designation is a logical extension of the existing zoning. The M-1 designation allows all the same uses as M-C, but is less restrictive. Given that the proposed rezoning is being sought by Boone Electric to accommodate an additional utility service it desires to offer its customers and the investment already made upon the existing site, the reduction in use controls is not viewed as incompatible. The rezoned area will be controlled by Boone Electric and operated as an extension of its headquarters site.

RECOMMENDATION

Staff recommends:

- **Approval** of the proposed zoning change.

ATTACHMENTS

- Locator aerial & topographic maps
- Public Correspondence

SITE HISTORY

Annexation Date	1906
Existing Zoning District(s)	C-3 (General Business District)
Land Use Plan Designation	Employment District
Subdivision/Legal Lot Status	Previously Improved Parcel

SITE CHARACTERISTICS

Area (acres)	4.85 acres
Topography	High point at north end of site, slopes gently in all directions from high point
Vegetation/Landscaping	Developed, mostly turf
Watershed/Drainage	Primary Perche Creek, Secondary Rocky Fork
Existing structures	Holds portion of large office structure, Boone County Electric Cooperative Headquarters

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	C-3	Vacant commercial building (restaurant)
South	C-3	Pawn store, vacant commercial building
East	C-3	Gas station, strip mall
West	M-1	Boone Electric industrial uses

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City Water & Light
Fire Protection	Columbia Fire Department
Electric	City of Columbia

ACCESS

Rangeline Street	
Location	East side of site
Major Roadway Plan	Major Arterial
CIP Projects	None
Sidewalk	None currently, will need to be installed along project frontage with development (solar array).

PARKS & RECREATION

Neighborhood Parks	Approximately 1-1/2 miles Southwest of Albert Oakland Park
Trails Plan	Approximately ¾ mile South of Bear Creek Trail at Big Bear Blvd
Bicycle/Pedestrian Plan	No bike/ped infrastructure planned

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 a public information meeting, which was held on February 24, 2015.

Case # 15-215
Boone County Electric Cooperative
Rezoning

Public Information Meeting Recap	Number of attendees: 1 (Tim Crockett – Crockett Engg) Comments/concerns: N/A
Neighborhood Association(s) Notified	North Central, Show Factory District
Correspondence Received	No correspondence received.

Report prepared by Russell Palmer

Approved by Patrick Zenner



15-215 Boone Electric Cooperative Rezoning

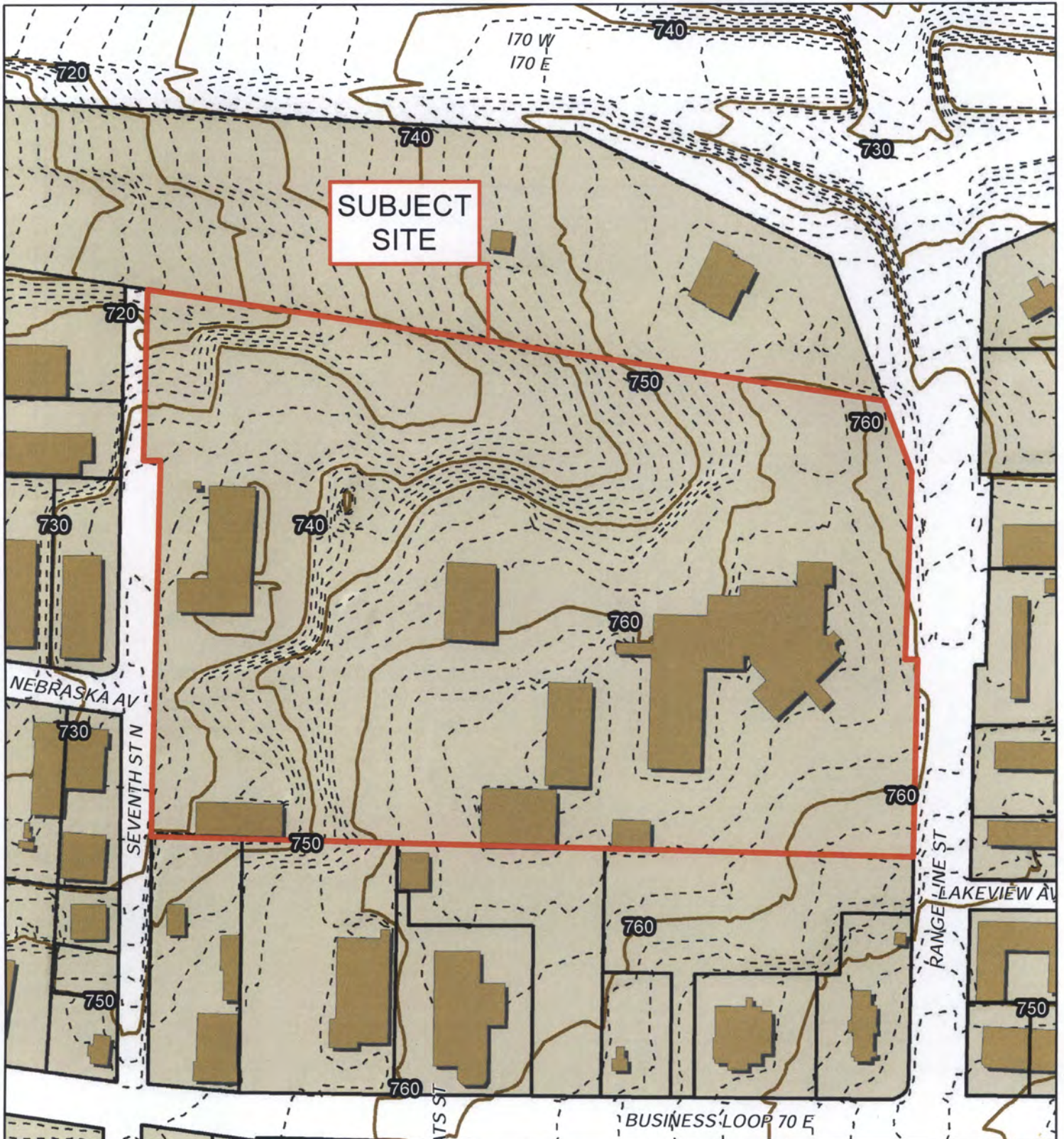


City of Columbia Zoning

100-Year Flood Plain

Parcels





15-215 Boone Electric Cooperative Rezoning



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- Parcels
- Building Footprint





15-215 Boone Electric Cooperative Rezoning



- City Sanitary Structure — City Sanitary Line ■ Building Footprint
- Private Sanitary Structure — Private Sanitary Line ■ Parcels



EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

OCTOBER 22, 2015

Case No. 15-215

A request by Boone Electric Cooperative (owner) to rezone 4.85 acres from C-3 (General Business) to M-1 (General Industrial). The subject site is located on the west side of Rangeline Street, between Business Loop 70 and Interstate 70, and is addressed 1413 Rangeline Street.

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of proposed rezoning change.

MR. REICHLIN: Are there any questions of staff? Ms. Russell?

MS. RUSSELL: Did you say they were going to -- they're planning to put a solar array in there?

MR. PALMER: Yes.

MS. RUSSELL: Okay. Thank you.

MR. REICHLIN: Mr. Strodtman?

MR. STRODTMAN: Does Boone Electric currently service this site with their own power or did you -- did you say that this is City?

MR. PALMER: That is -- I believe it's actually served by the City, yeah.

MR. STRODTMAN: So their solar power would be on the City -- go through the City's grid or the City's --

MR. PALMER: That -- that remains unclear, but the -- the general purpose of the solar array is -- it is to produce electricity in some capacity, but they are interested in basically being a --

MR. ZENNER: A demonstration site.

MR. PALMER: -- a demonstration site. So --

MR. STRODTMAN: For other -- for their future --

MR. PALMER: That's one reason that they prefer to have that front area rezoned and not just place it on the back of their lot. They want it to be a public -- publicly visible, so --

MR. STRODTMAN: Thank you.

MR. REICHLIN: Are there any other questions of staff? Seeing none.

PUBLIC HEARING OPENED

MR. CROCKETT: Tim Crockett, Crockett Engineering, 2608 North Stadium. I'll make my comments here very brief. The purpose of this, as Mr. Palmer has indicated, is to construct a solar array. It is more for promotional purposes than anything. The amount of power generated by the solar array on this property will not even generate enough electricity to -- to power the building, but it's not -- that's not the purpose, it's not the point to generate power to serve the building, it's simply to be as a promotional guide for -- for other alternative means of electricity. And so they feel that putting it up front is -- is a nice place

to have it. It really showcases well. Their members can see it, they can discuss it. And it's -- with that, I think it's a fairly straightforward request, so I'll be happy to answer any questions.

MR. REICHLIN: Are there any questions of this speaker?

MR. CROCKETT: Thank you. Oh, sorry. Mr. Reichlin?

MR. REICHLIN: How large of an array is it going to be?

MR. CROCKETT: Pardon me?

MR. REICHLIN: How large of an array is it going to be?

MR. CROCKETT: Rusty, do you mind going back to the aerial --

MR. PALMER: That one or the --

MR. CROCKETT: That one right there will be fine. And I'm sorry, Mr. Reichlin. I don't have a pointer. To the far -- you can see the section that we are rezoning is right in there. There we go. Just that little section right in there is the only piece of property in which they have interest in putting the array. So it's not going to -- I'm not sure the size of it, but however --

MR. REICHLIN: Perhaps it's a little speculative, but the City has an array over behind the Westlake's property.

MR. CROCKETT: Correct.

MR. REICHLIN: Can you give us --

MR. CROCKETT: To compare the size, this piece of property is smaller than that. And so I believe this array would be substantially smaller, I believe, than that array.

MR. REICHLIN: As far as you know now?

MR. CROCKETT: As far as I know. Correct.

MR. REICHLIN: Okay. Thank you.

MR. CROCKETT: All right. Thank you.

MR. REICHLIN: Anybody else? No. Thank you.

PUBLIC HEARING CLOSED

MR. REICHLIN: We'll close the public hearing and open this matter up to the Commission. Anybody care to jump in? Ms. Russell?

MS. RUSSELL: I think it's reasonable and pretty straightforward, so I'm just going to go ahead and propose a motion in regards to Case 15-215 to rezone the 4.85-acre tract of land from C-3 to M-1.

MS. RUSHING: Second.

MR. REICHLIN: That was Ms. Rushing. May I have a roll call, please.

MS. LOE: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Ms. Russell, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.

MS. LOE: The motion carries. Recommendation for approval will be forwarded to City Council for their review.

MR. REICHLIN: Thank you, Ms. Loe.