

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 283-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 10/5/2015

Re: River Region Credit Union O-P - O-P Development Plan (Case #15-193)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (includes maps, O-P Plan, design parameters), Excerpts from Minutes

Executive Summary

Passing the ordinance will result in the approval of an O-P development plan for 1.2 acres of property located at the southwest corner of Broadway and Fairview Road.

Discussion

The applicant, Crockett Engineering Consultants, on behalf of River Region Credit Union (contract purchaser) is requesting approval of an O-P development plan to be known as "River Region Credit Union - West Broadway". The O-P plan is for the development of the property located at the southwest corner of Broadway and Fairview Road as a bank for use by River Region Credit Union.

The proposed development contains approximately 1.20 acres of land of which 0.85 acres is currently platted as Lot 1B of Broadway Farms, Plat No. 2 and zoned O-P. The remaining 0.35 acres is located to the west of Lot 1B on property currently zoned C-1. A concurrent request (Case #15-196) proposes that this additional acreage be rezoned to O-P. The two parcels, upon rezoning, would be administratively replatted into a single legal lot.

The O-P development plan seeks approval to construct a one-story, approximately 5,500 square-foot commercial building with associated off-street parking. The site incorporates an existing internal driveway access along the south portion of the site that provides access to the larger development to the west primarily consisting of Hy-Vee, but may include additional commercial development on the vacant parcels located adjacent to Broadway.

The use of the site as a bank is a consistent O-P use and the site plan includes several design features, such as orientation of the building and monument signage towards Broadway and additional landscaping, that help to mitigate the impact of the development on the residentially zoned property to the east of Fairview Road.

At its meeting on September 24, 2015, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of O-P development plan. Tim Crockett, Crockett Engineering Consultants,

City of Columbia

701 East Broadway, Columbia, Missouri 65201



represented the applicant and gave an overview of the request. The Commission had no additional questions. No one from the public spoke during the meeting.

Fiscal Impact

Short-Term Impact: None. Public infrastructure is currently in place. Connection/extension of such infrastructure is at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance (e.g roads, water and sewer). Once the business is operational, the City will receive tax and fee revenues which may or may not cover future maintenance expenses.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Economy...Jobs that Support Families

Comprehensive Plan Impact: Land Use & Growth Management

Suggested Council Action

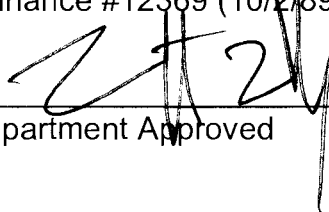
Approval of the development plan and design parameters for "River Region Credit Union - West Broadway".

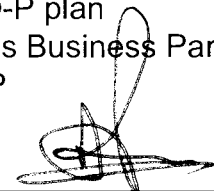
Legislative History

Ordinance #16719 (1/2/01): Approved amendment to O-P plan

Ordinance #14365 (2/6/95): Approved "Broadway Farms Business Park" O-P plan

Ordinance #12369 (10/2/89): Approved rezoning to O-P


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 283-15

AN ORDINANCE

approving the O-P Plan of River Region Credit Union – West
Broadway; 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 City Council hereby approves the O-P Plan of River Region Credit Union – West Broadway, as certified and signed by the surveyor on September 24, 2015, located on the southwest corner of Broadway and Fairview Road. The design parameters set forth in “Exhibit A,” which is attached to and made a part of this ordinance, shall be binding on the owners until such time as Council shall release such conditions on design and construction of the property and shall further be used as guidance by the Director of Community Development when considering any future revisions to the O-P Plan.

SECTION 2. 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



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #: 15-193	Submission Date: 9/18/15	Planner Assigned: SMITH
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

25 feet

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

0 feet

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

All onsite signage (both freestanding and on building) shall be in conformance with city of Columbia sign regulations for signage allowed in the O-1 district.

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)

Landscaping: 20%
Existing Vegetation: 0%

5. The maximum height and number of light poles and type of fixtures.

**Lighting shall be in conformance with City of Columbia lighting regulations.
Maximum pole height shall be 20 feet. Maximum number of light poles shall be 8.**



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, O-P Plan, design parameters), Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 24, 2015**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of River Region Credit Union (contract purchaser) for an O-P Development Plan on 1.2 acres of land, to be known as "River Region Credit Union - West Broadway", and located at the southwest corner of Broadway and Fairview Road. (**Case #15-193**)

DISCUSSION

The applicant is seeking to develop the property located at the southwest corner of Broadway and Fairview Road and construct a bank for use by the contract purchaser, River Region Credit Union. The proposed development will include Lot 1B of Broadway Farms, Plat No. 2, which is 0.84 acres in size and is currently zoned O-P. In addition, as part of a separate request (case #15-196), the applicant is requesting to rezone approximately 15,000 square feet of property that is located to the west of Lot 1B to O-P, and replat the property (currently under review as an administrative plat) to consolidate the two parcels into one, 1.2-acre lot, which is coincident with area of the proposed O-P development plan.

The applicant is seeking approval of an O-P development plan that includes the construction of a one-story, approximately 5,500 square-foot commercial building with associated off-street parking. The site incorporates an existing internal driveway along the south portion of the site, which provides access to the larger development, primarily consisting of Hy-Vee to the west, but may include additional commercial development on the vacant parcels located adjacent to Broadway.

The use of the site as a bank reflects the low intensity uses allowed per the O-P district; however, the site plan reflects some design features that help to mitigate the impact of the development on the residentially zoned property to the east as well. The building itself has been oriented to face Broadway, which reduces the visual bulk of the building from the east. The proposed monument sign has also been oriented towards Broadway, and the number of monument signs has been limited to one. Landscaping has been included that exceeds the minimum, particularly along the east property line where it will visually screen the parking lot and help shield the glare of headlights from cars that park pointing to the east. Lighting restrictions included on the plan restrict pole height to 20 feet, and required them to be shielded and directed away from residential properties. In addition, wall pack lighting, which typically point outward and can be a source of glare, is prohibited.

The site plan also includes a pedestrian access sidewalk from the public sidewalk across the northeast of the property, which provides a more pedestrian-friendly route for accessing the property. In addition, the site will include an accessory drive-through typically associated with banks, as well as an ATM in the northwest corner of the property. Adequate off-street parking has also been provided on site.

It is also worth noting that the site currently has an approved O-P site plan associated with it that was most recently revised in 2000. The approved use of the site was also a bank with a similar layout. Given the expansion of the site and the adoption of the SOI, the requested O-P development plan is being processed as a new site plan, and not a revision. This is provided merely for background purposes and does not affect the approval of the plan.

Staff has reviewed the proposed O-P development plan and finds that it meets the technical requirements of the O-P District.

RECOMMENDATION

1. Approval of the “River Region Credit Union – West Broadway” O-P Development Plan and the associated design parameters.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Proposed “River Region Credit Union – West Broadway” O-P Development Plan
- Design parameters

SITE CHARACTERISTICS

Area (acres)	1.2
Topography	Gradual slope east to west
Vegetation/Landscaping	Turf
Watershed/Drainage	Harmony Creek
Existing structures	Vacant

HISTORY

Annexation date	East portion: 1955; West portion: 1966
Zoning District	East portion: O-P (Planned Office District); West portion: C-1 (Intermediate Business District)
Land Use Plan designation	East portion: Employment District; West portion: Commercial District
Previous Subdivision/Legal Lot Status	East portion: Lot 1B, Broadway Farms 2; West portion: Lot 194, Broadway Farms 13

UTILITIES & SERVICES

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

ACCESS

Broadway	
Location	Along north side of property
Major Roadway Plan	Identified as Major Arterial (106-110-foot ROW required); MoDOT maintained
CIP projects	None
Sidewalk	Sidewalks existing

Fairview Road	
Location	Along east side of property
Major Roadway Plan	Identified as Major Collector (66-76-foot ROW required); Currently improved and City maintained
CIP projects	None
Sidewalk	Sidewalks partially existing; additional construction required

PARKS & RECREATION

Neighborhood Parks	Within Bonnie View Nature Sanctuary service area
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	Recommends that upon reconstruction, Fairview is rebuilt as complete street

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 September 1, 2015 for case #15-193.

Public information meeting recap	Number of attendees: 1 (includes applicant) Comments/concerns: None
Notified neighborhood association(s)	Park Deville Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner

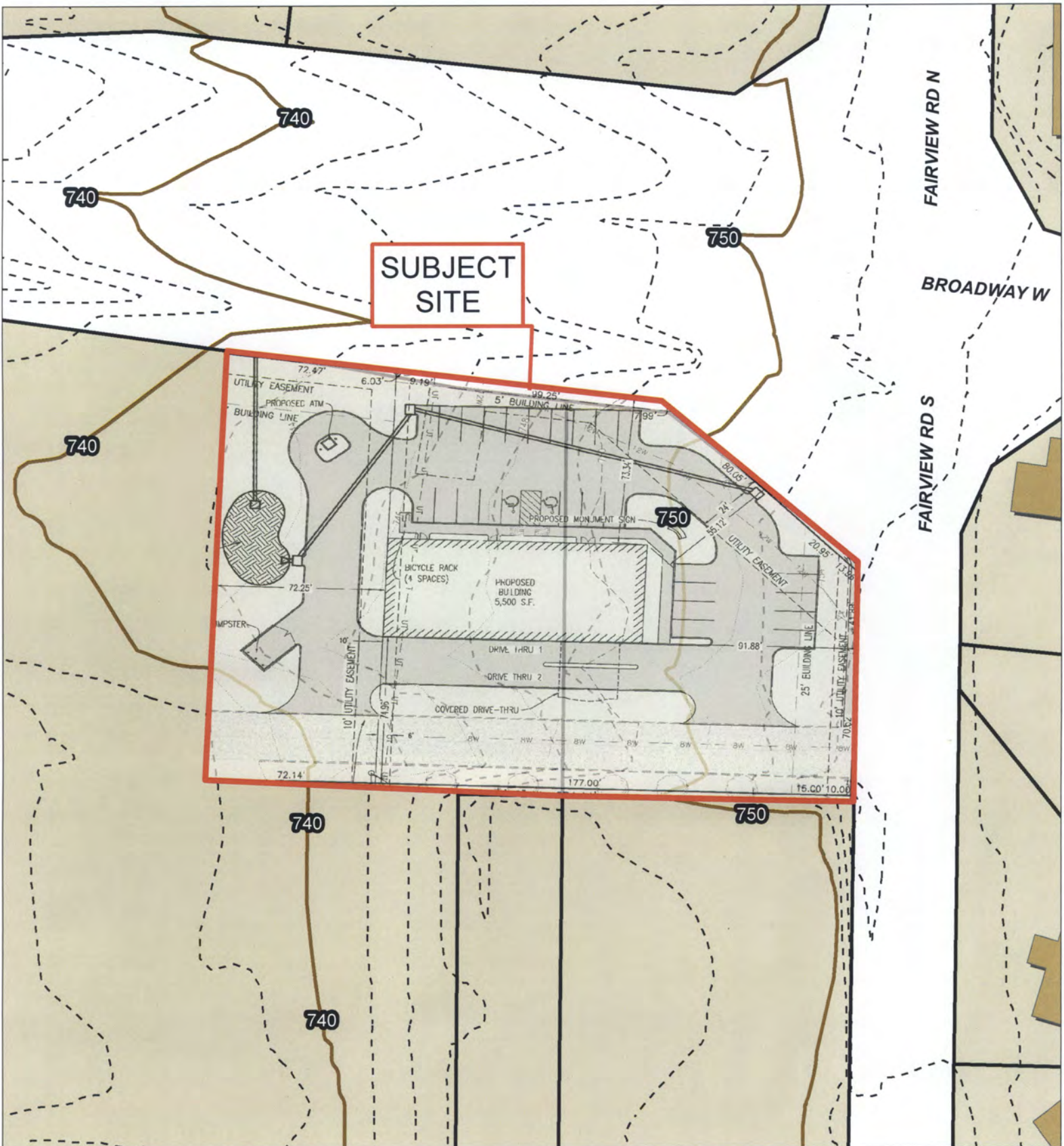


15-193: River Region Credit Union - West Broadway O-P Plan



City of Columbia Zoning
 Parcels





15-193: River Region Credit Union - West Broadway O-P Plan



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





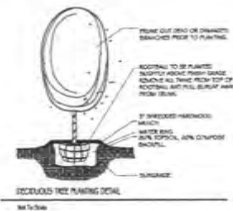
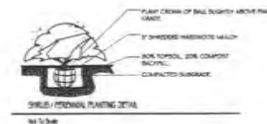
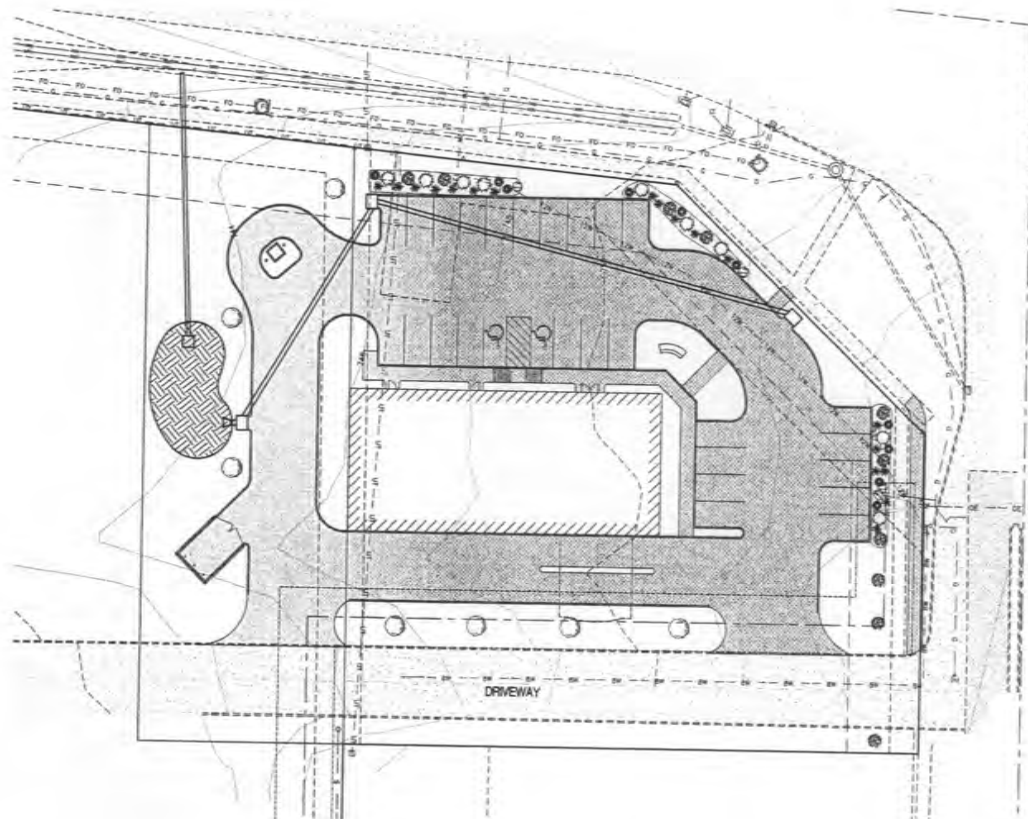
15-193: River Region Credit Union - West Broadway O-P Plan



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



LANDSCAPE DEVELOPMENT FOR RIVER REGION CREDIT UNION - WEST BROADWAY



LANDSCAPE COMPLIANCE	
TOTAL PAVED AREA:	21,353 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,300 S.F.:	5 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	250 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	5 TREES
TOTAL TREES REQUIRED:	10 TREES
MEDIUM TO LARGE TREES REQUIRED (50%):	5 TREES
TOTAL TREES PROPOSED:	12 TREES
MEDIUM TO LARGE TREES PROPOSED:	5 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	0 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	100 L.F.

PLANTING NOTES	
QUANTITY	PLANT SPECIES
7	7IN OAK - QUERCUS PALUSTRIS
10	SARGENT CRAB APPLE - MALUS SARGENTI
8	UPRIGHT JASMINE
16	FEATHER RED GRAPE VINE FORESEY
16	HYDRANGEA "LITTLE LIME"
4	DRIFT HEDGE

NOTE:
ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTIONS 124-89 (A) AND (1), 28-13.1 (4) (N), AND 28-25 (A) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 2" OF DIED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

TURF TO BE A HYBRID-SEEDING TURF TYPE FESCUE BLEND.

ALL DISTURBED AREAS SHALL BE SOOLED AFTER CONSTRUCTION.

LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.



REVISIONS	
NO.	DATE
CHROCKETT CIVIL ENGINEER 100000000000 100000000000 100000000000	
OWNER	
RIVER REGION CREDIT UNION WEST BROADWAY SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
DRAWING INCLUDES:	
LANDSCAPE PLAN	
DESIGNED BY:	TDC
DRAWN BY:	ATG
PROJECT NO.:	W0272
SHEET:	2 OF 2



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Planning Department**

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PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 24, 2015

V) PUBLIC HEARINGS

Case Nos. 15-193 and 15-196

A request by Crockett Engineering Consultants (agent) on behalf of River Region Credit Union (contract purchaser) for approval of a rezoning of 0.36 acres from C-1 to O-P, approval of a Statement of Intent, and approval of a development plan to be known as "River Region Credit Union - West Broadway". The subject site is located at the southwest corner of Broadway and Fairview Road.

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends:

1. Approval of the rezoning from C-1 to O-P for 0.36 acres of the subject property.
2. Approval of the Statement of Intent for the 1.2 acres of O-P zoned property.

MR. STRODTMAN: Thank you, Mr. Smith. Are there any -- Commissioners, are there any questions? Ms. Loe?

MS. LOE: Just a point of clarification. Are the request to rezone and the approval of the SOI two separate motions?

MR. SMITH: I think that would be okay. I think it would -- it's probably best since they are addressing two separate pieces of property.

MS. LOE: Thank you.

MR. STRODTMAN: Any other questions for staff? I see none.

PUBLIC HEARING OPENED

MR. CROCKETT: Mr. Chairman, members of the Commission, Tim Crockett, Crockett Engineering Consultants, 2608 North Stadium. I think Mr. Clint -- or Mr. Smith did a -- sorry about that -- did a pretty good job summarizing the project. I would like to comment a little bit about the rezoning. It does seem a little bit complicated that we're taking C-1 piece of property, downzoning to an O-P, then putting a Statement of Intent over the entire piece of property. The simple reason for that is we're just cleaning the situation up. The current O-P does not have a Statement of Intent on it and it wasn't required at the time when that was rezoned. And then staff asked us if we would rezone the C-1 to O-P so we had the -- you know, we don't have a split-zoned tract. So it's just cleaning up the situation, making sure that everything is copacetic with itself and just making a nice and neat package, so that's the reason for that. Even though it sounds a little complicated, it's just to clean things up. Again, I think -- I think Mr. Smith did a good job describing the O-P plan. I would like to state that there was an original O-P plan for the O-P lots, the smaller tract, that was approved several years ago for a roughly 5,000 square foot building as

well. So this is nothing new to this area. Actually, when it was -- when it was originally approved, it had a right-in and right-out onto to Broadway. Since that time, Hy-Vee, who is the current owner of the property, worked with MoDOT to acquire other access and they gave up that access right. The plan was modified to losing that access, and so we now, of course, we come back to you with a modified plan that does not have any access to either Fairview or to Broadway, but to only to internal streets that are existing as it is. So we think it's a fairly straightforward request. It's a good transition from the commercial -- the heavy intense use commercial of Hy-Vee and Walmart into that residential neighborhood. I would think it fits for the area and it would be a good neighbor. So I'll be happy to answer any questions that the Commission may have.

MR. STRODTMAN: Are there any questions of this speaker? I see none. Thank you, Mr. Crockett. Are there -- is there anybody else that would like to speak on this matter? I see none.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, would -- is there any discussion, comments, thoughts, motion?

MR. STANTON: It's general housekeeping, so I like it.

MS. BURNS: I'll go ahead and make a motion, if I may. Let's see. We're starting with --

MS. RUSHING: 196.

MS. BURNS: -- 196 first.

MR. STRODTMAN: Yes. We're doing Case 15-196, which is the rezoning and/or the Statement of Intent.

MS. BURNS: Okay.

MR. STRODTMAN: We're going to split those up.

MS. BURNS: I would like to recommend approval of Case No. 15-196, approval of a request to rezone .35 acres from C-1 to O-P and approve the SOI for 1.2 acres of O-P from the C-1.

MS. RUSHING: Second.

MR. STRODTMAN: We have a motion and a second. Are there any -- any additional questions on the motion? Can I have a roll call, please?

MS. LOE: Yes, Mr. Chairman. Just a clarification, second on that was Ms. Rushing?

MS. RUSHING: Yes.

MR. STRODTMAN: Yes.

MS. LOE: Thank you. So this is a vote on 15-96 [sic], first motion approval of the rezoning of the .36 acres.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell. Motion carries 7-0.

MS. LOE: The motion carries.

MS. STRODTMAN: Thank you, Ms. Loe. Case No. 15-193 on the development plan.

PUBLIC HEARING OPENED

MR. STRODTMAN: If anybody is interested in speaking on this. As I see none, we'll close it.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, any discussion or comments on Case 15-193, which is the development plan request? Mr. Stanton?

MR. STANTON: It's general housekeeping. I would like to make a motion. Case No. 15-193, I move to approve for River Regional Credit Union - West Broadway, O-P development plan and the associated design parameters.

MS. RUSSELL: I'll second that.

MR. STRODTMAN: Thank you, Ms. Russell. Any additional comments or questions on that motion? I see none. Can we have a roll call, please?

MS. LOE: Yes. So this is the case of 15-196, second motion, approval of the statement of intent for the River Region Credit Union.

MR. STRODTMAN: Just clarification. It's actually Case 15-193 is the development plan.

MS. LOE: All right.

MR. STRODTMAN: Oh. They both say the same, so we'll just cross that -- we'll make that correction. 15-193 is the development plan request. You can make that correction on that sheet. Just cross it out.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell. Motion carries 7-0.

MS. LOE: We have seven votes for yes. The motion carries.

MR. STRODTMAN: Thank you, Ms. Loe.

MR. ZENNER: Mr. Chairman? Prior to moving on, point of clarification. Did Ms. Loe break the vote into pieces for 15-196? And it appears as though you did not vote on the Statement of Intent for the 1.2 acres, which is the combined --

MS. LOE: This is correct.

MS. RUSHING: I think the motion included that.

MR. STRODTMAN: The motion did include both the rezoning and Statement of Intent, so I just went ahead and let it go as one, but we could backtrack and do the Statement of Intent.

MR. ZENNER: I think we're fine. I just wanted to clarify that that was what the intent was and that was what the motion read.

MR. STRODTMAN: Right. Mr. Stanton, I believe that was your recommendation. He had included both of them.

MR. STANTON: Yes.

MR. STRODTMAN: And Ms. Rushing had seconded as one combined, and that's what confused Ms. Loe, I believe.

MS. LOE: Yes.

MR. STRODTMAN: Are we good on that one?

MR. ZENNER: We're good.

MR. STRODTMAN: Okay. Thank you.