

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 282-15

**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 - Rezoning, SOI (Case #15-196)

## Documents Included With This Agenda Item

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

**Supporting documentation includes:** Summary of Board/Commission Reports (includes maps, Statement of Intent), Zoning Illustration, Excerpts from Minutes

## Executive Summary

Passing the ordinance will result in the rezoning of 0.35 acres from C-1 to O-P and adopt a Statement of Intent (SOI) for 1.2 acres of property located at the southwest corner of Broadway and Fairview Road.

## Discussion

This application contains two parts - a rezoning of 0.35 acres from C-1 (Intermediate Commercial) to O-P (Planned Office) and establishment of a Statement of Intent (SOI) that includes the 0.35 acres proposed for rezoning and an adjacent 0.85 acre parcel zoned O-P for which no SOI was previously adopted. The requested rezoning and establishment of an SOI is sought in connection with the proposed development of the combined 1.20 acre site for a new River Region Credit Union bank building. An O-P development plan for the construction of the bank is being concurrently reviewed (Case #15-193) by Council.

The request to expand the existing O-P district represents a downzoning from C-1 to O-P. The current rezoning request would facilitate the development of the corner by expanding the area of the existing O-P District to a size that is sufficient for the proposed development. The expansion of the O-P District does not appear to be detrimental to any surrounding properties and represents a reasonable expansion of the planned district.

In accordance with existing zoning requirements whenever property is rezoned to an O-P district a Statement of Intent (SOI) is required. The existing 0.85 acres of O-P property was rezoned prior to the adoption of the SOI requirements. As such, the second part of the applicant's request is to establish an SOI for both the proposed 0.35 acres of O-P and the existing 0.85 acres. The proposed SOI for the combined 1.20 acre parcel would permit all uses within the O-P district, which includes banks and drive-up facilities incidental to any permitted uses. These uses are consistent with the uses that are currently permitted on the existing O-P zoned property, and staff does not object to the proposal.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



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

Long-Term Impact: None.

## 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

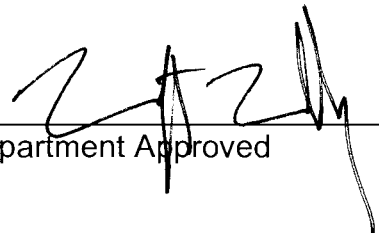
Approval of rezoning 0.35 acres from C-1 to O-P, and adopt a Statement of Intent for 1.2 acres of property located at the southwest corner of Broadway and Fairview Road.

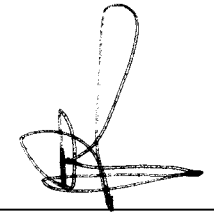
## Legislative History

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 282-15

### **AN ORDINANCE**

rezoning property located on the southwest corner of  
Broadway and Fairview Road from District C-1 to District O-P;  
approving the statement of intent; 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 NORTHEAST QUARTER OF  
SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA,  
BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 194 OF A REPLAT  
OF LOT 194, BROADWAY FARMS, PLAT NO. 13, RECORDED IN PLAT  
BOOK 36, PAGE 5, AND BEING ALL OF LOT 1B OF THE ADMINISTRATIVE  
SUBDIVISION REPLAT OF LOT 1 OF BROADWAY FARMS, PLAT NO. 2,  
RECORDED IN PLAT BOOK 29, PAGE 7, AND DESCRIBED BY THE  
WARRANTY DEED RECORDED IN BOOK 1627, PAGE 656 AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1B, AND  
WITH THE SOUTH LINE THEREOF, N 88°57'15"W, 202.00 FEET TO THE  
EAST LINE OF SAID LOT 194 AND THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING, N  
88°57'15"W, 72.14 FEET; THENCE N 1°02'50"E, 216.23 FEET TO THE  
SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY; THENCE WITH  
SAID SOUTH RIGHT-OF-WAY LINE OF WEST BROADWAY, S 83°25'10"E,  
72.47 FEET TO THE WEST LINE OF SAID LOT 1B; THENCE LEAVING  
SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID WEST LINE OF LOT  
1B, S 1°02'50"W, 209.24 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 0.35 ACRES.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from District C-1 (Intermediate Commercial).

SECTION 2. The permitted uses on property in District O-P located on the southwest corner of Broadway and Fairview Road, and further described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 1B OF THE ADMINISTRATIVE SUBDIVISION REPLAT OF LOT 1 OF BROADWAY FARMS PLAT NO. 2, RECORDED IN PLAT BOOK 29, PAGE 7 AND BEING PART OF LOT 194 OF BROADWAY FARMS PLAT NO. 13, RECORDED IN PLAT BOOK 36, PAGE 5 AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1627, PAGE 656 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1B AND WITH THE SOUTH LINE THEREOF AND THE SOUTH LINE EXTENDED, N 88°57'15"W, 274.14 FEET; THENCE N 1°02'50"E, 216.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 83°25'10"E, 186.94 FEET; THENCE S 44°42'00"E, 122.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF FAIRVIEW; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID WEST RIGHT-OF-WAY LINE, S 1°02'50"W, 112.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES.

shall include the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 3. The City Council hereby approves the terms and conditions contained in the statement of intent dated September 18, 2015, attached hereto in substantially the same form as Exhibit A and made a part of this ordinance, for the property described in Section 2. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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](mailto:planning@gocolumbiamo.com)

## Statement of Intent Worksheet

For office use:

|                          |                                    |                                   |
|--------------------------|------------------------------------|-----------------------------------|
| Case #:<br><u>15-196</u> | Submission Date:<br><u>9/18/15</u> | Planner Assigned:<br><u>SMITH</u> |
|--------------------------|------------------------------------|-----------------------------------|

**Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:**

1. The uses proposed.

**All allowed uses in District O-P.**

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

**7,000 Square Feet**

3. The maximum building height proposed.

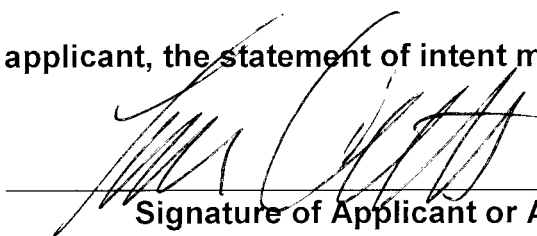
**35 feet**

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.

**Landscaping: 20%**

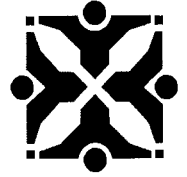
**Existing Vegetation: 0%**

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.**

  
\_\_\_\_\_  
Signature of Applicant or Agent

9-18-15

\_\_\_\_\_  
Date



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, Statement of Intent), Zoning  
Illustration, 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) to rezone property from C-1 (Intermediate Business District) to O-P (Planned Office District) and adopt a Statement of Intent for a 1.2-acre subject property, located at the southwest corner of Broadway and Fairview Road. **(Case #15-196)**

**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, the applicant is requesting to rezone approximately 15,000 square feet (0.35 acres) 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. The applicant is also requesting that a Statement of Intent (SOI) be approved that would apply to the entire 1.2 acres. In conjunction with this request, the applicant has submitted a request for approval of a development plan (case #15-193) for the O-P zoned property.

The request to expand the O-P district in this area by 15,000 square feet represents a downzoning from C-1 to O-P. The existing O-P was approved in 1989 and was part of the Broadway Farms Business Park development. The property was zoned as a planned development in order to provide protections for the residential properties directly east of the site - on the other side of Fairview Road. Limiting uses on the property to those considered low intensity, like offices and banks, provides a transition between the residential subdivision to the east and the more intense commercial uses to the west. The current rezoning request would facilitate the development of the corner by the applicant by expanding the area of the O-P District to a size that is sufficient for the proposed development. The expansion of the O-P District does not appear to impact the adjacent residential properties to the east and represents a reasonable expansion of the planned district.

The rezoning also includes the adoption of a Statement of Intent for the entire 1.2 acres of property zoned O-P. When the existing O-P lot was first zoned O-P in 1989, the City did not require an SOI; the adoption of one now is consistent with current regulations and will clarify the conditions under which the site may be developed. The proposed SOI would permit all uses within the O-P district, which includes banks and drive-up facilities incidental to any permitted uses. These uses are consistent with the uses that are currently permitted on the existing O-P zoned property, and staff does not object to the proposal.

Staff has reviewed the proposed rezoning and SOI and finds that they meet the technical requirements of the O-P District.

**RECOMMENDATION**

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.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Statement of Intent

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

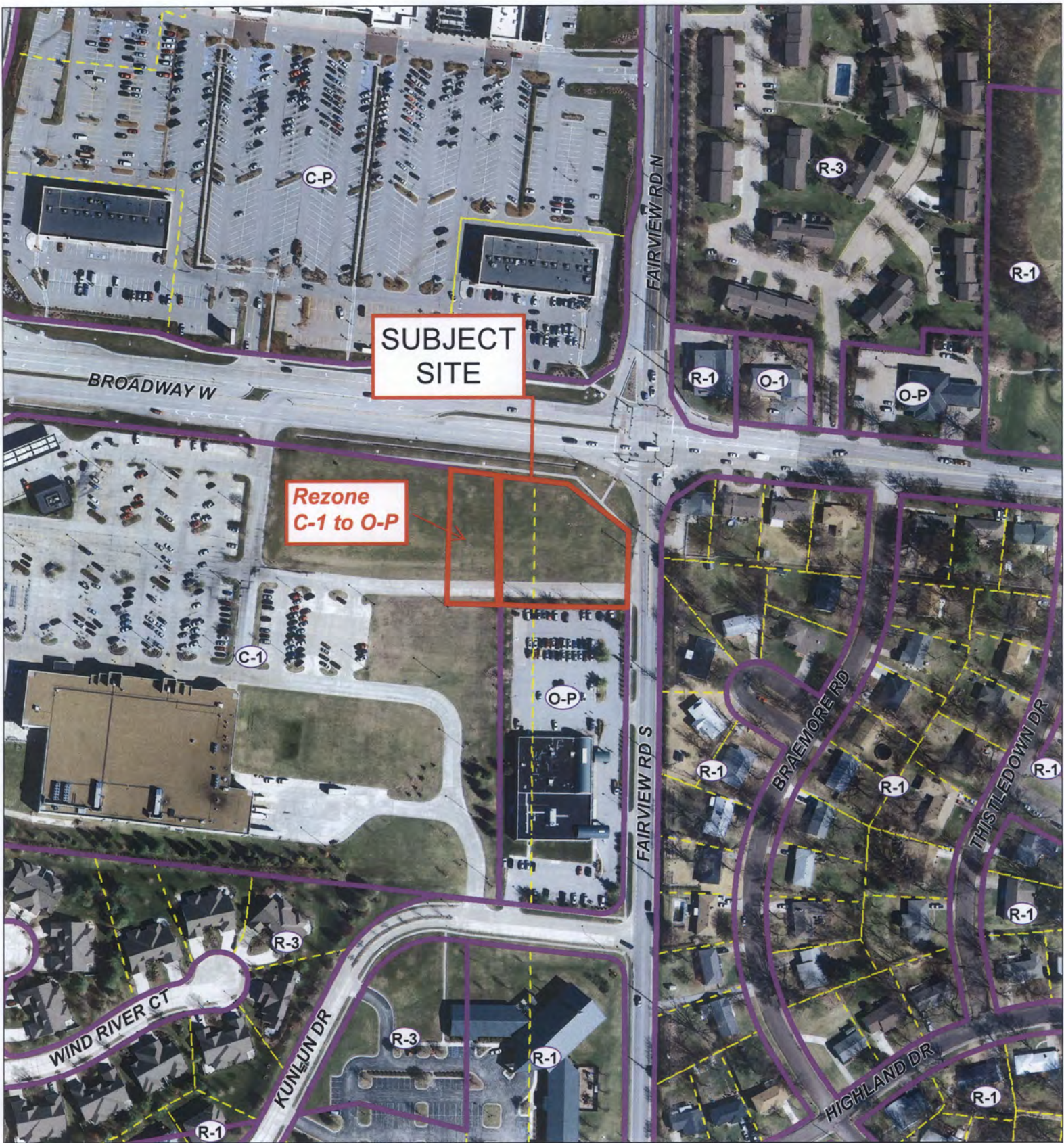
**PUBLIC NOTIFICATION**

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 15, 2015.

|   |   |
|---|---|
| <b>Public information meeting recap</b>     | Number of attendees: 0<br>Comments/concerns: None |
| <b>Notified neighborhood association(s)</b> | Park Deville Neighborhood Association             |
| <b>Correspondence received</b>              | None at time of report.                           |

Report prepared by Clint Smith

Approved by Patrick Zenner



# 15-196: River Redion Credit Union O-P Rezoning



City of Columbia Zoning
  Parcels



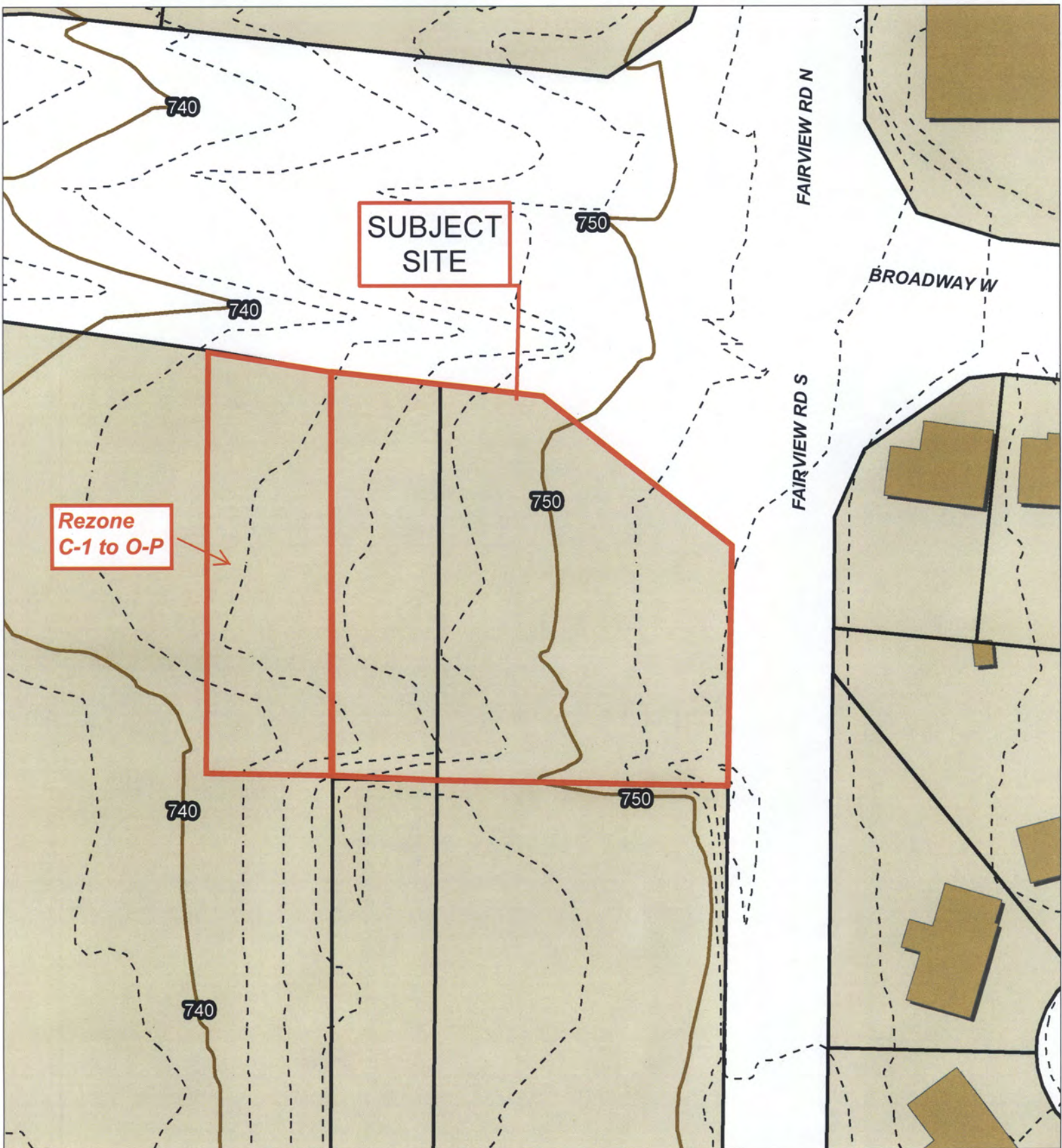


## 15-196: River Region Credit Union O-P Rezoning





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





## 15-196: River Redion Credit Union O-P Rezoning



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





**City of Columbia  
Planning Department**

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

## Statement of Intent Worksheet

For office use:

| Case #: | Submission Date: | Planner Assigned: |
|---------|------------------|-------------------|
| 15-196  | 9/18/15          | SMITH             |

Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.

**All allowed uses in District O-P.**

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

**7,000 Square Feet**

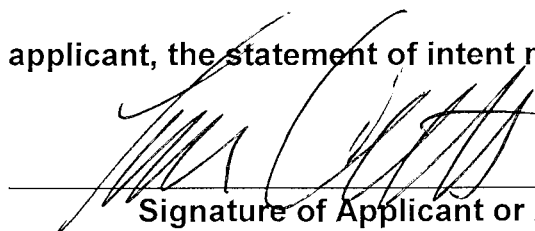
3. The maximum building height proposed.

**35 feet**

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.

**Landscaping: 20%**  
**Existing Vegetation: 0%**

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.**

  
\_\_\_\_\_  
Signature of Applicant or Agent

9-18-15

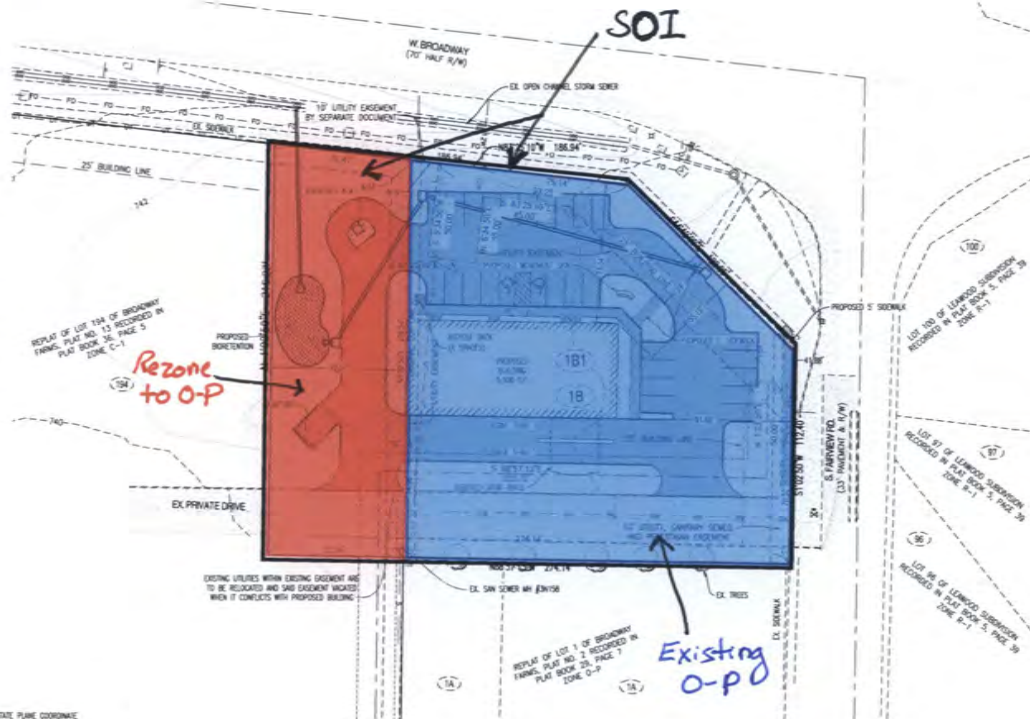
\_\_\_\_\_  
Date

# O-P PLAN RIVER REGION CREDIT UNION - WEST BROADWAY

LOCATED IN SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #15-193



- LEGEND:**
- EXISTING 20' CENTER
  - EXISTING 10' CENTER
  - CLARE
  - EXISTING SHARED DRIVE
  - PROPOSED SHARED DRIVE
  - MANHOLE/CLEANOUT
  - PROPOSED MANHOLE
  - PROPOSED LIGHT POLE
  - PROPOSED FIRE HYDRANT
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - BUILDING LINE
  - EXISTENT
  - LOT NUMBER
  - EXISTING LOT NUMBER
  - PROPOSED PARKWAY
  - PROPOSED DETENTION/RETENTION
  - EXISTING TREE
  - EXISTING PARK SPACE
  - EXISTING GAS
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING 6" WATERLINE
  - EXISTING 12" WATERLINE



## NOTES:

1. SITE CONTAINS 1.20 ACRES.
2. EXISTING ZONING FOR LOT 18 OF THE REPLAY OF BROADWAY FRAMES, PLAT NO. 2 IS O-P. EXISTING ZONING FOR THE PORTION OF LOT 184 OF THE REPLAY OF BROADWAY FRAMES, PLAT NO. 13 IS C-1. (PENDING REZONING)
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM PANEL NUMBER 28042C002E, DATED MARCH 11, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 30' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL MOUNTED LIGHTS ARE ALLOWED ON THE BUILDING. HOWEVER DISCRETE WALL MOUNTED LIGHTS THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SPORT LIGHTING.
5. NO PART OF THIS TRACT IS LOCATED WITHIN CITY STORM WATER AS DETERMINED BY THE USGS MAP FOR HANTONDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE 2 OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
7. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS AND OTHER BMPs AS APPROVED BY THE CITY OF COLUMBIA. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN. BIORETENTION CELL PLANTINGS SHALL BE IN CONFORMANCE WITH CITY OF COLUMBIA ORDINANCE.
8. ALL DRIVE, HEADWALL, AND ACCESS ROADS ARE SUBJECT TO FIVE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
9. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
10. A 5' SIDEWALK SHALL BE INSTALLED ALONG FARMER ROAD AS SHOWN.

## PARKING CALCULATIONS:

|   |           |
|---|-----------|
| SPACES REQUIRED:<br>BANK, SERVICES & LOAN ASSOCIATION, OTHER FINANCIAL INSTITUTIONS, & PROFESSIONAL OFFICES (1 SPACE PER 300 SQ. FT.) | 18 SPACES |
| SPACES PROVIDED:  | 28 SPACES |
| STANDARD SPACES PROVIDED:   | 2 SPACES  |
| HANDICAP SPACES PROVIDED:   | 28 SPACES |
| TOTAL SPACES PROVIDED:  | 4 SPACES  |
| BICYCLE SPACES REQUIRED:  | 4 SPACES  |
| BICYCLE SPACES PROVIDED:  | 4 SPACES  |

## SEWERAGE

ALL SEWER SEWAGE (BOTH PREDEVELOPMENT AND ON BUILDING) SHALL BE IN CONFORMANCE WITH CITY OF COLUMBIA SEWER REGULATIONS FOR SEWAGE ALLOWED IN THE O-1 DISTRICT.

## PERVIOUS AREA:

|                                |                   |
|--------------------------------|-------------------|
| TOTAL LOT AREA                 | 52,233 S.F.       |
| TOTAL IMPERVIOUS AREA          | 31,054 S.F. (59%) |
| TOTAL PVIOUS AREA (OPEN SPACE) | 16,179 S.F. (31%) |

NOTE: PVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 62%.

## BASS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

## DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 18 OF THE ADJUTANT GENERAL REPLAY OF LOT 1 OF BROADWAY FRAMES PLAT NO. 2, RECORDED IN PLAT BOOK 20, PAGE 7 AND BEING PART OF LOT 184 OF BROADWAY FRAMES PLAT NO. 13, RECORDED IN PLAT BOOK 30, PAGE 5 AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1627, PAGE 636 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 184 AND WITH THE SOUTH LINE THEREOF AND THE SOUTH LINE EXTENDING N 89° 15' 00" E, 214.14 FEET, THENCE N 112° 05' 00" E, 212.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY, THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 87° 05' 00" E, 184.14 FEET, THENCE S 44° 05' 00" E, 122.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF FARMER ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID WEST RIGHT-OF-WAY LINE, S 112° 05' 00" E, 112.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.20 ACRES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

STEPHEN REICHER, WICZ CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ROBERT WILSON, MAYOR

SHEILA ANN, CITY CLERK



TIMOTHY S. CROCKETT, 2004300775

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2808 North Shiloh Parkway  
Columbia, Missouri 65203  
(573) 447-0399  
www.crockettengineering.com

8/17/2015 ORIGINAL  
8/18/2015 CITY COMMENTS

**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.