

**AGENDA REPORT
PLANNING AND ZONING COMMISSION
June 20, 2013**

SUMMARY

A request by RDM Development, Ltd., Robyn Armer, the Jo Ann Allen Revocable Trust, and Brian J. Painter (owners) to annex 7.62 acres of land into the City of Columbia, and assign C-P (Planned Business District) as permanent City zoning. The subject site includes four parcels of land located on the north side of St. Charles Road, approximately 300 feet east of Lakewood Drive. All parcels are currently zoned Boone County R-S (Single-family Residential). (Case 13-74)

REQUESTED ZONING

C-P (Planned Business District), with the following development restrictions identified in the applicant's Statement of Intent:

a. Proposed uses	See attached
b. Maximum gross building floor area	50,000 sq. ft. (i.e., 15% of total site area)
c. Maximum building height	35 feet
d. Minimum maintained open space	30% of total site area

DISCUSSION

The applicant is requesting C-P (Planned Business District) as permanent City zoning on the subject site which is comprised of the four parcels described below:

- 0.52-acre RDM Development, Ltd. parcel: Undeveloped; no address
- 3.1-acre Robyn Armer parcel: Single-family home, addressed 5717 E. St. Charles Road
- 2.0-acre Jo Ann Allen Revocable Trust parcel: Single-family home, addressed 5813 E. St. Charles Road
- 2.0-acre Brian J. Painter parcel: Single-family home, addressed 5905 E. St. Charles Road

The proposed use list includes all uses permitted in the C-1 (Intermediate Business District), as well as select commercial retail and medical uses from the C-2 (Central Business) and C-3 (General Business) districts. The site is currently zoned Boone County R-S (Single-family Residential), and is pending annexation into the City of Columbia on July 15, 2013.

The statement of intent includes voluntary conditions limiting the entire site to two points of access on St. Charles Road, and providing an enhanced 25-foot wide landscape buffer strip along the northern property line, in addition to the standard visual screening requirement.

No C-P development plan has been submitted for approval at this time. Development plan approval will be required prior to any building permits being issued for future redevelopment of the site.

Staff has completed its review and believes that impacts associated with the proposed land uses will be sufficiently mitigated by the enhanced access and buffering conditions to both preserve the public interest in accessibility along the adjacent roadway, and protect the value and enjoyment of adjacent properties.

RECOMMENDATION

Staff recommends approval of C-P zoning, and the associated Statement of Intent

ATTACHMENTS

- Locator maps
- Statement of Intent

SITE HISTORY

Annexation date	Unincorporated land in Boone County, pending annexation on July 15, 2013
Zoning District	Boone County R-S (Single-family Residential)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Subject site is comprised of surveyed tracts of land which will need to be subdivided into legal lots prior to development

SITE CHARACTERISTICS

Area (acres)	7.62 acres
Topography	Rises gradually to high point near middle of site
Vegetation/Landscaping	Mixture of mature trees and maintained lawn areas
Watershed/Drainage	Grindstone Creek
Existing structures	Three single-family homes

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	County R-M (Multi-family Residential)	Duplexes
South	City C-3 (General Business District) and C-P (Planned Business District)	Car wash and undeveloped land
East	County R-S (Single-family Residential)	Single-family houses
West	County C-N (Neighborhood Commercial) and R-M (Multi-family Residential)	Service station and apartments

UTILITIES & SERVICES

Sanitary Sewer	Boone County Regional Sewer District
Water	City Water & Light
Fire Protection	Boone County Fire Protection District (Columbia Fire Department upon annexation)
Electric	Boone Electric Cooperative

ACCESS

St. Charles Road	
Location	South side of site
Major Roadway Plan	Minor Arterial (improved & County-maintained), requiring 50 ft of ROW. 84-100 ft ROW required. Variable ROW in place. Additional needed.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park, approximately one mile northwest of site
Trails Plan	N/A
Bicycle/Pedestrian Plan	8-ft sidewalk needed along north side of St. Charles Road

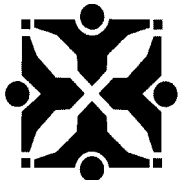
PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on May 28, 2013.

Public information meeting recap	Number of attendees: 1 Comments/concerns: Screening & uses
Neighborhood Association(s) notified	None
Correspondence received	None as of this writing

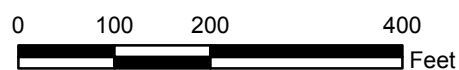
Report prepared by Steve MacIntyre;

Approved by Pat Zenner



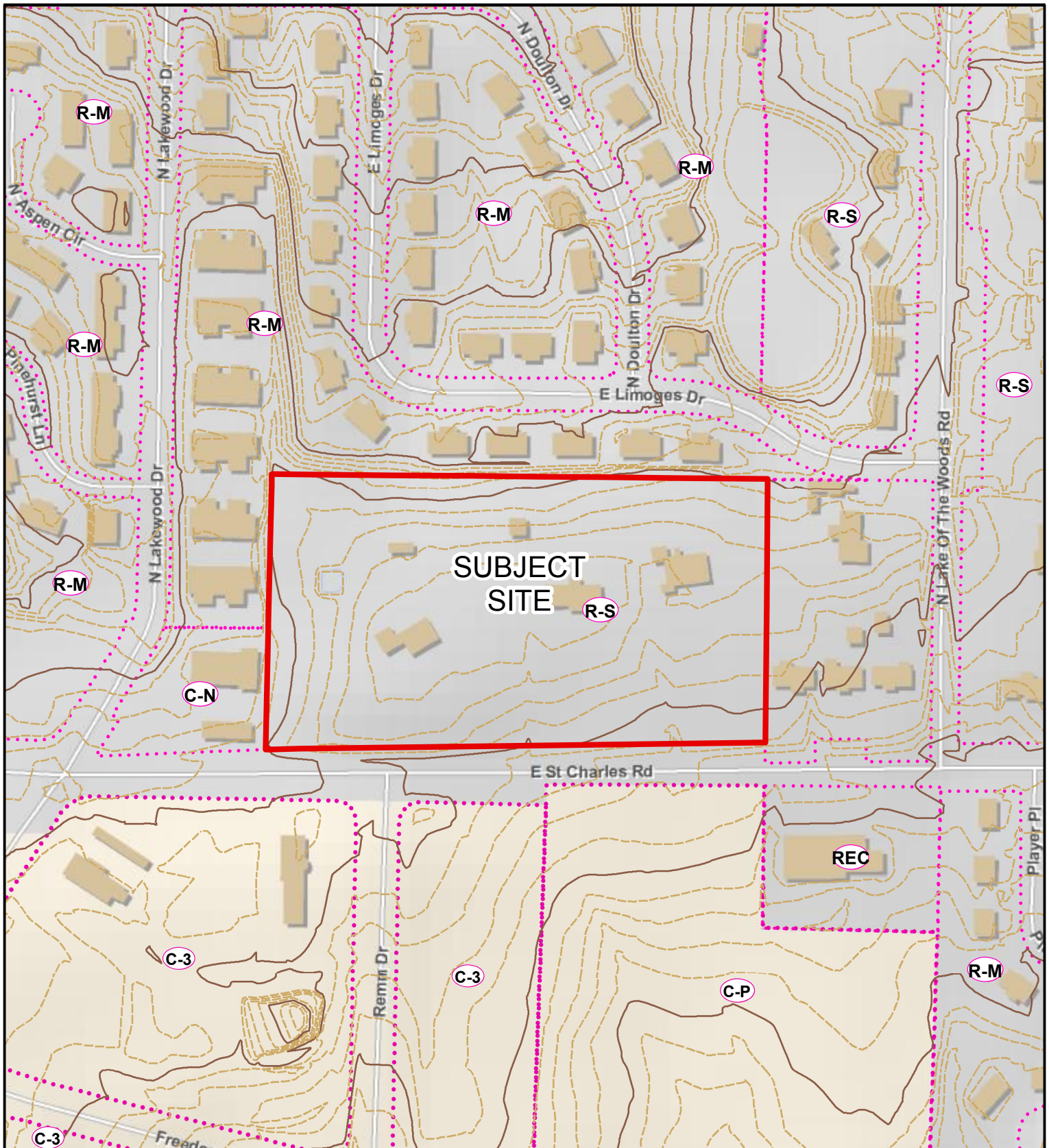
Parcel Data and Aerial Photo
Source: Boone County Assessor

Case 13-74: Annexation & Zoning RDM Development, LTD

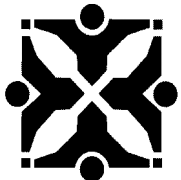


1 inch = 200 feet

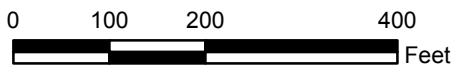




**Case 13-74: Annexation & Zoning
RDM Development, LTD**



Parcel Data
Source: Boone County Assessor



1 inch = 200 feet



Statement of Intent

June 7, 2013

1. The proposed uses are per attached list.
2. The maximum building square footage for the proposed tracts is 50,000 square foot total.
3. The maximum proposed building height shall be 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 shall be as follows:
 - Existing Vegetation: 0%
 - Landscaping: 30%
5. There shall be a 25-foot landscape buffer maintained along the north property line once developed
6. Only two entrances from the subject tracts onto St. Charles Road shall be allowed.
7. Internal cross-access easements shall be executed prior to construction plan approval

X Robyn Armer

Robyn Armer

List of Allowed Uses

The Following uses from District C-3

- Commercial greenhouses and nurseries
- Hospitals, medical or dental clinics, sanitariums, and medical laboratories
- Rental services
- Self-service storage facilities, subject to the following conditions:
 1. All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, compressed flammable gas tanks, or gasoline containers in excess of two (2) gallons, which shall be stored only in exterior areas screened from the view from any street frontage.
 2. Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of section 29-17(d)(6).
 3. Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited.
 4. The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment shall be prohibited.
 5. The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.
 6. Building heights shall be limited to fourteen (14) feet.
 7. Loading docks shall be prohibited.
- Customary accessory uses, including drive-up facilities, subject to the provisions of section 29-23
- Any retail or wholesale business or use of a similar character to those listed above, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise

The Following uses from District C-2

- Bakeries.
- Bicycle repair shops.
- Electrical repair shop.
- Garment storage facilities.
- Government buildings and facilities.
- Hospitals for small animals, if within an enclosed building.
- Printing shops.
- Restaurants, cafes and cafeterias.
- Shops for custom work, or the manufacture of articles to be sold at retail only on the premises, provided that in such manufacture the total mechanical power shall not exceed five (5) horsepower for the operation of any one shop, and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty (50) per cent of the total floor area of the entire building or the equivalent of the ground thereof, and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
- Sign painting shops.
- Theatres, not including drive-in theatres.
- Trade schools.
- Wholesale sales offices and sample rooms.

- Customary accessory uses, including drive-up facilities, subject to the provisions of section 29-27.
- Any retail business or use of a similar character to those listed above, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.

The Following uses from District C-1

- Alcoholic beverage sales by the package or as an accessory use to a restaurant.
- Alcoholic beverage sales in the original package or by the drink on licensed premises shall be permitted in restaurants or similar places where substantial quantities of food are served, all in compliance with the alcoholic beverage regulations of chapter 4 of this Code.
- Barber and beauty shops.
- Buildings and premises for public utility services or public service corporations.
- Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used.
- Laundries, coin-operated.
- Pet stores and grooming shops, for small animals.
- Photographic service shops and studios.
- Physical fitness centers, private gymnasiums and reducing salons.
- Printing shops, provided the total mechanical power used in the operation of such printing plant shall not exceed five (5) horsepower.
- Radio and television sales and service.
- Repair of household appliances.
- Restaurants, cafes or cafeterias, which provide no form of entertainment.
- Restaurants, cafes or cafeterias which provide live or recorded music, provided that such music is played indoors only and further provided that the music from any such restaurant, cafe or cafeteria shall not be plainly audible at the property line of the property on which the building housing such restaurant, cafe or cafeteria is located.
- Schools operated as a business, except trade schools.
- Shoe repair shops.
- Stores, shops and markets for retail trades, provided merchandise is not displayed, stored or offered for sale on the premises outside a building in the required front yard or in any side or rear yard adjacent to a residential zoning district.

The Following uses from District O-1

- All permitted uses in district R-3 (subject to the height and area regulations of district R-3)
- Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any use connected with penal or correctional institutions.
- Hospitals for human beings, medical or dental clinics, sanitariums, and medical laboratories.
- Office buildings used for the administrative functions of business, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.
- Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including but not limited to:
 1. Artists, sculptors, photographers.
 2. Authors, writers, composers.
 3. Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
 4. Ministers, rabbis, priests, or other clergy members.

5. Physicians, dentists, chiropractors, or other licensed medical practitioners.
 6. Seamstresses, tailors.
 7. Teachers of private lessons in art, music, or dance.
- Residential care facilities.
 - Schools operated as a business with an enclosed building, except trade schools and schools which offer retail goods or services to the public.