

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 22, 2023**

SUMMARY

A request by Haden & Colbert (agent), on behalf of PL Real Estate, LLC (owner), seeking approval to rezone 13.93 acres of property from the PD (Planned Development) district to the M-C (Mixed-use Corridor) district. The subject site is located southeast of the intersection of Grindstone Parkway and State Farm Parkway, and includes the address 1110 Nifong Boulevard. **(Case #165-2023)**

DISCUSSION

The applicant is seeking to rezone 13.93 acres of vacant property, located immediately southeast of the intersection of State Farm Parkway and Grindstone Parkway, from PD (formerly OP) to M-C. The current zoning on the site was approved in 2012, by Ordinance # 021559. The approved statement of intent allowed all permitted uses in the R-3 district (comparable to the current R-MF), as well as a number of office and artisan-type commercial uses. Retail establishments and more-intensive uses, however, were excluded.

No PD plan was required as a condition of approval in 2012; therefore, no plan exists for the subject parcel. The applicants own the neighboring property to the west, across State Farm Parkway, for which they have submitted a concurrent rezoning that seeks M-C as well. This request would remove the development plan requirement on the subject site and, if rezoned, allow for commercial uses more similar to that present on property to the northeast and northwest.

When evaluating a request to rezone out of PD zoning, staff reviews the details surrounding the existing zoning to determine what additional requirements, above and beyond what is typically required, were included; and then compares those with the protections that are included in the current UDC to determine if there is value in maintaining the planned district. Additional restrictions can include a tailored list of uses, additional setbacks, height restrictions, and landscaping enhancements. No additional restrictions were considered with the approved zoning, except for the permitted uses outlined in the statement of intent.

The uses permitted under the current PD zoning include a number of office and service-type uses. The uses permitted within the M-C district would permit a number additional commercial and retail uses. The requested rezoning does constitute a significant up-zoning from the current designation and permitted uses. Adjacent properties to the south and east are zoned A (Agriculture), and additional PD land sits immediately to the northeast within the Red Oak Development along Grindstone Plaza Drive.

Changes in zoning are also evaluated for consistency with any relevant goals of the City's Comprehensive Plan (Columbia Imagined) and its future land use designation. The Comprehensive Plan identifies the entire site as being located within the land use category of 'Employment District,' which is defined by the comprehensive plan with the following description.

"Employment districts are for basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the city and includes supporting uses such as multi - family residential, convenience retail, day care facilities, and restaurants."

The subject site lies at a significant transportation node created by the intersection of State Farm Parkway (Major Collector) and Grindstone Parkway (Major Arterial), and is contiguous with the existing commercial development to the east known as Red Oak Plaza. The lots within Red Oak Plaza are accessed internally from Grindstone Plaza Drive (Major Collector) which connects to the eastbound lanes of Grindstone Parkway. Grindstone Plaza Drive is planned to be extended south through a neighboring tract which would provide the Red Oak Plaza development an additional connection to Nifong Boulevard. The timeline for the extension of the Grindstone Plaza Drive is presently unknown.

This location does lend itself to greater development intensities; however, vehicular access remains a concern that may hamper development potential on the property. Proposals that are anticipated to generate more than 100 vehicle trips during the peak hour will require the completion of a traffic study. Depending on the findings of such study, it is possible that specific development-related traffic improvements may be required to mitigate the impacts that future site development will create.

Conclusion

Given the site's location at the intersection of a collector/arterial and the comprehensive plan's goals and objectives for nodal development, M-C zoning in this location is believed appropriate. The loss of plan approval oversight is not believed significant given new UDC provisions relating to neighborhood protections and development requirements. Any potential impacts resulting from the future development of the site will be addressed at the time formal development plans are submitted for review. The site has remained undeveloped as PD zoned land since 2012. The proposed rezoning will create a more streamlined and predictable development process that will result in development that is not inconsistent or detrimental with the surrounding development patterns.

RECOMMENDATION

Approval of the requested rezoning to M-C.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	13.93
Topography	Slopes generally from south to north
Vegetation/Landscaping	Hay fields with clustered tree cover
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	PD (Planned Development)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Land in limits, plat required prior to issuance of development permits

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Grindstone Parkway	
Location	Along the north side of property
Major Roadway Plan	Major Arterial (MoDOT-maintained) no ROW required
CIP projects	None
Sidewalk	Required

State Farm Parkway	
Location	Along the west side of property
Major Roadway Plan	Major Collector; no ROW required
CIP projects	None
Sidewalk	In place

Nifong Boulevard	
Location	Along the south side of property
Major Roadway Plan	Major Collector; no ROW required
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park ~ 2/3-mile east
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	None adjacent to site

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 this pending request on May 18, 2023, and property owner letters were distributed on May 31, 2023. Nine neighboring property owners received the notification.

Report prepared by Rusty Palmer

Approved by Patrick Zenner