



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 21, 2023

Re: 1215 E. Nifong Boulevard - Rezoning (Case #191-2023)

Executive Summary

Approval of this request will rezone 9.94 acres of property, located 600 feet east of the intersection of Nifong Boulevard and State Farm Parkway, from A (Agriculture) to M-N (Mixed-Use Neighborhood).

Discussion

Crockett Engineering (agent), on behalf of the Chester-Vonda Edwards Trust (owners), seeks approval to rezone 9.94 acres located at 1215 E. Nifong Boulevard, from A to M-N. The subject property is located roughly 600 feet east of the intersection of Nifong Boulevard and State Farm Parkway. The agricultural zoning on the property remains from its annexation and permanent zoning in 1969. The request rezoning would permit future redevelopment of the tract for neighborhood-scale commercial uses believed, by the applicants, to be consistent with adjoining commercial zoning to the north and west.

The site is located near the major transportation node created by Nifong Boulevard, Grindstone Parkway, and State Farm Parkway. The property that lies to the west of the subject parcel was recently considered for a rezoning from PD to M-C. The subject lot, however, lies in a transitional area in terms of land uses, where the intensity of such a significant node would be expected to dissipate moving to the east along Nifong Boulevard.

Grindstone Plaza Drive, to the north, is planned to extend southward from its current terminus and connect with Nifong Boulevard. This future extension would be adjacent to the eastern property boundary of the subject site and provide added roadway network connectivity to the surrounding commercially developed parcels to the north. Given this increased connectivity, the subject site is considered appropriately served by transportation infrastructure that to support the increased development potential that the M-N zoning district permits.

The subject property is designated as "Neighborhood District" by the City's comprehensive plan. This district supports both residential and "limited" non-residential uses that provide services to adjoining residents. While the future land use designations shown within the comprehensive plan are not directly correlated to zoning classifications, the requested M-N district is believed consistent with the "Neighborhood" designation. Uses within the district are focused on providing services to a "local" rather than "regional" population. Furthermore, the proposed rezoning will provide a transition between the less intense residential to the east and the more intense commercial uses to north and west.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning & Zoning Commission considered this request at their July 20, 2023 meeting. Staff presented its report and the applicant's representative gave an overview of the request. After limited discussion, the Planning Commission voted unanimously (7-0) to approve the requested rezoning from A to M-N

The Planning & Zoning Commission staff report, a rezoning exhibit, meeting minutes, and locator maps are attached for consideration.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the applicant.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning from A to M-N, as recommended by the Planning & Zoning Commission.