

**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), for approval to rezone 1.03 acres of property from R-MF (Multi-Family Residential) and A (Agriculture) to M-C (Mixed-use Corridor). The subject site is located southwest of the intersection of Grindstone Parkway and State Farm Parkway. **(Case # 166-2023)**

DISCUSSION

The applicant is seeking to rezone 1.03 acres of vacant property, located immediately southwest of the intersection of State Farm Parkway and Grindstone Parkway, from R-MF and A to M-C. The parcel is an orphaned remnant tract left by the creation of State Farm Parkway. The current split-zoning on the site was approved with the 1969 annexation of the property. The applicants also own the neighboring property to the east, across State Farm Parkway, for which they have submitted a concurrent rezoning request seeking M-C. The current rezoning requests would harmonize zoning on the two properties while also addressing the split-zoning on the subject tract.

Changes in zoning are typically evaluated for consistency with any relevant goals of the City's Comprehensive Plan (Columbia Imagined) and its future land use designation, as well as the context in which they reside. The Comprehensive Plan identifies the subject parcel as being located within the land use category of 'Neighborhood District,' which is described by the Comprehensive Plan as follows.

"The neighborhood district accommodates a broad mix of residential uses and also supports a limited number of nonresidential uses that provide services to neighborhood residents."

The subject parcel lies at the intersection of a Major Collector (State Farm Parkway) and a Major Arterial (Grindstone Parkway) which lends itself to greater development intensities such as that permitted by the M-C district. However, given the limited availability of vehicular access to the site the intensity of future development is considerably impacted. Proposals that are anticipated to generate more than 100 vehicle trips during the peak hour will require the completion of a traffic study to determine feasibility of the proposed development given its access limitations as well as any traffic improvements that may be necessary to mitigate the impact spurred by that development.

The subject parcel is not contiguous with any neighboring properties, and is surrounded by right-of-way on all sides. The nearest conflicting zoning district lies to the west, across an abandoned segment Nifong Boulevard, for which the right-of-way (ROW) was never vacated. This ROW would act as a spatial buffer between the subject tract and the R-MF properties to the west, until such time as it is vacated in the future. However; no plans to vacate this portion of roadway exist at this time.

Conclusion

Given the location of the property at a significant traffic junction and the Comprehensive Plan's goals and objectives for nodal development, staff believes the requested M-C zoning is appropriate in this location. The neighborhood protections and buffering standards of the UDC will protect neighboring uses from potential impacts that are possibly by the more intensive uses allowed by the M-C district. Also, when considering the buildable area of the tract, development is not anticipated to result in

significant incompatibilities with the existing or potential future developed environment.

RECOMMENDATION

Approval of the requested rezoning to M-C.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	1.03
Topography	Slopes generally from south to north
Vegetation/Landscaping	Turf, 2-3 existing trees at the center of the parcel
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	R-MF (Multi-Family Residential) & A (Agriculture)
Land Use Plan designation	Neighborhood 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 east side of property
Major Roadway Plan	Major Collector; no ROW required
CIP projects	None
Sidewalk	In place

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