



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 21, 2025

Re: 1710 Chapel Hill Road - Rezoning (Case #100-2025)

## Executive Summary

Approval of this request would result in the rezoning of 1.14 acres, located west of the intersection of Chapel Hill Road and Forum Boulevard, from PD (Planned Development) to M-N (Mixed-use Neighborhood).

## Discussion

A request by A Civil Group (agent), on behalf of Todd Eckel, Successor Trustee of the E. Wayne and Kathleen Eckel 2003 Trust(owner), for approval to rezone 1.14-acres of property from PD (Planned Development) to M-N (Mixed-Use Neighborhood) to enhance avenues for redevelopment of the property. This parcel is located at 1710 Chapel Hill Road and currently zoned PD (Planned Development), developed with a parking lot, and is part of the Forum Chapel Plaza PD Plan approved in 1997.

The original 1997 PD plan illustrated this site for development of a roughly 6,400 square foot building that was never developed. In 2012, a "minor" plan amendment was approved permitting allowing the parcel to be developed as a parking lot to support a former tenant on an adjacent lot within the Forum Chapel Plaza development. The tenant requiring the additional parking no longer is located within the development and the applicant seeks to redevelop the property without the barriers of the original C-P/O-P Planned Business/Planned Office (now PD) zoning and the limitations shown on the 1997 approved development plan.

Zoning this site to M-N would allow a limited number of new uses not permissible from the 1997 C-P/O-P designation. The new uses would include convenience stores, restaurants, pet grooming/stores, and research and development laboratories. After reviewing surrounding land use conditions and the site's proximity to a "commercial node" (i.e. Chapel Hill and Forum Boulevard), it was concluded that M-N zoning would be more appropriate than M-OF (Mixed-use, Office). This site is neighbored by M-N uses to the north, R-1 Single-family to the west, and the Forum Chapel Plaza PD to the south and east (containing office and commercial uses).

West of the subject site is a wooded area with a creek bed that buffers this site from the neighboring R-1 single family homes. Development of the subject site will require significant landscape buffering per the neighborhood protection standards of the UDC. Given the existing wooded buffer between the site and adjacent R-1 zoning to the west as well as the UDC's neighborhood protection standards, rezoning the site to M-N is believed appropriate. Elimination of the PD restrictions and site plan process will streamline redevelopment of the



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parcel and not result in any adverse effects, potential eyesores, or unscreened commercial/mixed-use developments impacting adjacent to residential development. The Planning & Zoning Commission held a public hearing, on this matter at its March 20, 2025 meeting. Staff presented its report and the applicant provide an overview of request as well as answered Commissioner questions. No public comments were made during the hearing; however, a single letter of support from an adjacent property owner in the R-1 neighborhood was provided to the Commission.

Commissioners inquired about whether a stream buffer would be required at time of development or platting. Staff responded that given the applicant was not seeking to plat the property a stream buffer may not be required. Following limited additional Commission discussion, a motion was made to approve the request that passed unanimously 8-0.

A copy of the Planning and Zoning Commission staff report, locator maps, rezoning exhibit, 1997 Rezoning to C-P/O-P, 1997 O-P/C-P Plan and 2012 Plan Amendment, public correspondence, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited. Any modifications to public infrastructure serving the property would be at the expense of the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### [Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
3/20/2012	Approved Forum Chapel Plaza Lot 1 "minor" plan amendment
3/17/1997	Approved Forum Chapel Plaza Plat (Ord. #15451)

## Suggested Council Action

Approve the request to rezone 1.14 acres from PD to M-N as recommended by the Planning and Zoning Commission.