



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2023

Re: 1110 E. Nifong Boulevard - Rezoning (Case #165-2023)

Executive Summary

Approval of this request will rezone 13.93 acres of property, located southeast of the intersection of Grindstone Parkway and State Farm Parkway, from PD (Planned Development) to the M-C (Mixed-use Corridor) district. The subject acreage is addressed as 1110 E. Nifong Boulevard.

Discussion

Haden & Colbert (agent), on behalf of PL Real Estate, LLC (owner), seeks approval to rezone 13.93-acres located at the southeast corner of Grindstone Parkway and State Farm Parkway from PD (Planned Development) to M-C (Mixed-Use Corridor). The current zoning was approved in 2013 and permitted multi-family residential and office uses, as well as some additional light commercial uses. A concurrent request (Case # 166-2023) seeks to rezone property to the west, across State Farm Parkway to M-C in an effort to harmonize the zoning of the adjacent parcels and resolve a split-zoning condition.

Evaluation of this request considered the surrounding zoning and potential conflicts, as well as Columbia's comprehensive plan designation on the property. The requested M-C would permit a broader range of commercial uses than currently permitted. Adjacent properties to the south and east are zoned A (Agriculture) with additional commercial PD-zoned land to the northeast within the Red Oak Development along Grindstone Plaza Drive. The property is designated as 'Employment District' by the comprehensive plan which provides for office, warehouse, and manufacturing uses along with supportive uses for workers such as retail, daycares, and restaurants.

The intersection of State Farm Parkway and Grindstone Parkway is a significant transportation node for existing commercial development in the vicinity. Red Oak Plaza South lies just northeast of the subject property and gains its access internally from Grindstone Plaza Drive. This roadway is planned to connect to Nifong Boulevard in the future, providing Red Oak Plaza South an additional vehicular connection point to the roadway network. The timeline for this extension is currently unknown; however, it is worth noting that the property immediately east of the subject site is under review for rezoning to M-N (Mixed-use Neighborhood). The subject site and this adjacent property would benefit substantially if the extension of Grindstone Plaza Drive were built.

While the location is appropriate for greater development intensities, vehicular access remains a concern which may hamper development potential on the property. Proposals that will generate more than 100 vehicle trips during the peak hour require the completion of a traffic impact analysis. Depending on the findings of such study, it is possible that specific



development-related traffic improvements would be required to mitigate any potential traffic impacts that site development would create.

The Planning & Zoning Commission considered this request at their June 22, 2023 meeting. Staff presented their report and the applicant's representative gave an overview of the request indicating the property was originally planned for a bank that never came to fruition. The Commission asked about neighboring uses and what impacts could be anticipated from the additional commercial traffic to the subject lot.

The applicant's representative indicated that the applicant does not have an end user ready for the site, but that they anticipate a traffic study will be required that would provide recommendations for traffic improvements to mitigate any impacts generated by future development. The representative further indicated that they have a letter of support (attached) from the adjacent property owner to the east, who will also seek to rezone his property in the near future.

After limited further discussion, the Planning & Zoning Commission moved to approve the requested rezoning, and voted unanimously (8-0) to approve.

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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)
Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

| Date | Action |
|------------|--|
| 01/08/2013 | Approved PD zoning and SOI (Ord. # 021559) |

Suggested Council Action

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