



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 5, 2021

Re: 5304 I-70 Drive SE Rezoning - Zoning Map Amendment (Case #81-2021)

Executive Summary

Approval will rezone property addressed as 5304 I-70 Drive SE from PD to M-C.

Discussion

A request by Haden & Colbert (agent), on behalf of Nan Erickson (owner), seeking approval to rezone a 5.28-acre parcel from PD (Planned Development) to M-C (Mixed use-Corridor). The subject parcel is located south of I-70 Drive SE approximately 600-feet west of St. Charles Road and addressed as 5304 I-70 Drive SE.

The subject site is was rezoned C-P (now PD) in 2008 and has remained undeveloped. The site is located within a Commercial District per the Future Land Use Maps of both the Comprehensive Plan and the East Area Plan. The zoning and land use to the east and west of the subject site are M-C zoning; however, such parcels are each improved with a single-family home. Zoning and land use to the south, with frontage on St. Charles Road, consist of one R-1 (One-family Dwelling) zoned property and unincorporated Boone County property zoned C-G (General Commercial) and R-S (Single Family). Properties further to the east, surrounding the nearby I-70 and St. Charles Road interchange, are zoned M-C or County C-G.

The Planning and Zoning Commission considered this request at their March 4, 2021 meeting. Staff presented its report and noted that a PD was no longer necessary given that 2017 adopted UDC offers considerable buffering and environmental protections that were not available in 2008 when the existing PD zoning was approved. Staff noted that one phone inquiry was received regarding the request and that the caller stated their only concern was potential traffic impacts, regarding safety, on the corridor.

Following the staff report, the agent representing the applicant provided a brief presentation and noted that the owner of the property abutting to the southeast, zoned County R-S, was in attendance and supportive of the applicant's request. The Commission asked the applicant if there were any sensitive areas that would necessitate waiver or variances with future development of site. The applicant responded that a Land Analysis Map would be required with platting which would identify those areas.

Following no additional discussion, a motion to approve the rezoning passed (7-0) with one abstention.



The Planning Commission staff report, locator maps, East Area Plan, 2008 Zoning Map, 2008 Ordinance, zoning graphic, and meeting minute excerpts are attached.

Fiscal Impact

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

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
November 17, 2008	Subject site rezoned to Planned Development. (Ord. 20107)

Suggested Council Action

Approve the request to rezone 5304 I-70 Drive SE from PD to M-C as recommended by the Planning and Zoning Commission.