



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 20, 2018

Re: Centre West Office and Storage, Lots 4A & 4B – Rezoning (Case # 18-138)

Executive Summary

Approval of this request will result in the rezoning of 2.08 acres of Lots 4A (2502 W. Worley) and 4B (2504 W. Worley) of the Administrative Plat of Centre West Office & Storage Park from PD (Planned to Development) to MC (Mixed Use- Corridor) zoning.

Discussion

The applicant is seeking to rezone 2.08 acres of property addressed 2502 and 2504 W. Worley from PD (Planned Development) to MC (Mixed Use- Corridor) zoning. The rezoning action would remove the two lots from the existing Centre W. Office & Storage Park C-P Development Plan. Rezoning will facilitate the redevelopment of 2502 W. Worley from a car wash to an approximate 3,500 square foot animal kennel/boarding facility which is desired to be co-located next to the Pet Center, Ltd., a veterinary hospital (2504 W. Worley).

Both the existing veterinary clinic and the proposed boarding facility are classified under "Veterinary Hospital" in the UDC, a permitted use in the M-C zone subject to use-specific standards found in Section 29-3.3(q). The present PD zoning permits the veterinary hospital use subject to the planned development plan (PD Plan), but redevelopment would require a PD Plan amendment. The existing PD plan has been the subject of numerous minor amendments over the past thirty years to allow the present building and parking configuration, conversion of the car wash to allow new technologies, and for a communications tower to be located on the site.

Rezoning to the M-C classification relieves the burden of PD development plan amendments and permits redevelopment of the site subject to the requirements of the UDC. Approval of the proposed rezoning action would allow for greater development certainty for the property owner. The self-storage facility located on the two lots to the south (Lots 4C and 4E) will remain under the PD zoning subject to the provisions of Centre W. Office and Storage Park C-P Plan.

The Columbia Imagined Future Land Use designation for the site is "Commercial", which supports rezoning to M-C and would allow for a broad range of commercial activities which may be oriented towards automobile traffic and regional shopping needs. M-C zoning is also consistent with the adjacent zoning— to the east of the site is M-C, to the west is M-BP (Business/Industrial Park), and to the south and north are commercial uses (the storage units and Columbia Mall) both within PD zoning. Furthermore, an animal boarding facility is likely to have reduced traffic and lower impacts than the present car wash use. The rezoning



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proposal meets all applicable zoning standards under the Unified Development Code, and staff believes it is consistent with the Comprehensive Plan.

The Planning and Zoning Commission considered this request at its July 19, 2018 meeting. Staff presented its findings, and the applicant provided additional information. The Planning and Zoning Commission voted 8-0 in favor of the rezoning request.

A copy of the Planning and Zoning Commission staff report, locator maps, applicant and public correspondence, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.

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: Infrastructure

Legislative History

Date	Action
01/19/1987	Approving the Final C-P Development Plan of Centre West Office and Storage Park (Ord. 13157)

Suggested Council Action

Approve the requested rezoning from PD (Planned Development) to M-C (Mixed Use-Corridor) as recommended by the Planning and Zoning Commission.