



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: Centerstate Plat 14 – Rezoning (Case # 18-18)

Executive Summary

Approval of this request will result in the rezoning of 7.66 acres at the southwest corner of Vandiver Drive and Mexico Gravel Road from PD (Planned District) to IG (General Industrial District).

Discussion

The applicant is seeking to rezone their property at the southwest corner of Vandiver Drive and Mexico Gravel Road from PD (Planned District) to IG (General Industrial District). The rezoning would facilitate development of the property into a set of three light industrial lots. The existing PD zoning of the property limits allowed uses to general retail businesses which were consistent with the overall development theme and pattern of the Centerstate Development. The parcel is not currently subject to a PD plan as one was not submitted upon rezoning of the property.

Columbia Imagined designated this parcel as part of the Open Space/Greenbelt District which is intended to preserve and limit development within areas containing sensitive features such as floodplains and hilly topography. This designation was applied prior to the construction of Vandiver-Mexico Gravel Connector in 2009-2010. In light of this disturbance, the value of the subject site as a prime natural area has been diminished. Furthermore, the Connector's construction has negated any possibility for development east of the roadway, due to its proximity to the Hinkson Creek stream bed which acts a natural buffer between the subject parcel and adjacent developed lands. Highway 63, acts as a similar buffer on the west side of the parcel.

While PD zoning provides greater opportunity for development oversight, such oversight is not seen as necessary or beneficial given the transportation changes that have occurred within the area. The site has remained undeveloped as a PD property in spite of its improved access and visibility. Furthermore, the ability to develop the full spectrum of uses permitted within the IG district will be limited due to the parcel's size and necessity to obtain approval of a conditional use through the Planning Commission and Council. The majority of the other uses within the IG district are consistent with the uses generally permitted within the PD statement of intent.

The Planning and Zoning Commission considered this request at its December 21, 2017, meeting. Staff provided its report and the applicant gave an overview of the request. Two neighboring residents and a representative of the Mexico Gravel Neighborhood Association spoke in opposition to the request citing concerns relating to increased traffic and noise on



City of Columbia

701 East Broadway, Columbia, Missouri 65201

their properties from the potential IG uses. After limited discussion, the Planning and Zoning Commission voted 7-1 in favor of the rezoning request.

A copy of the Planning and Zoning Commission staff report, locator maps, 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: Economy, Secondary Impact: Infrastructure, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Infrastructure

Legislative History

Date	Action
8/21/2012	Approved Centerstate Plat 13 (Ord. 21385)
7/8/2008	Rezoned property from A-1 and PUD-14 to C-P (Ord. 19966)
6/17/2002	Rezoned 5 tracts of land owned by Centerstate Properties located on Mexico Gravel Road (Ord. 15580)
6/22/2001	Approved the Preliminary Plat of Centerstate (Res. 59-01)

Suggested Council Action

Approve the rezoning of the subject property from PD (Planned District) to IG (General Industrial District).