



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 18, 2023

Re: SW Corner Rolling Hills Road and Highway WW – Rezoning (Case # 218-2023)

Executive Summary

Approval of this request would rezone approximately 3.65-acres of a 4.21-acre tract west of Rolling Hills Road and north of Highway WW from PD (Planned Development) to M-N (Mixed-use Neighborhood) in advance of future redevelopment. The subject parcel was originally a portion of Tract 3C of the 2005 annexation and permanent zoning associated with the Old Hawthorne and Vineyards subdivisions and was segregated from the larger portion of Old Hawthorne when Rolling Hills Road was constructed. The 2005 zoning entitlement restricted uses on the property to those consistent with then existing C-1 (Intermediate Commercial, now M-N).

Discussion

Crockett Engineering (agent), on behalf of Boone Development, Inc. (owner), is seeking approval to rezone approximately 3.65-acres north of the intersection of Rolling Hills Road and Highway WW from PD (Planned Development) to M-N (Mixed-use Neighborhood). The purpose of the request is to remove the requirement that a site-specific development plan be reviewed by the Planning Commission and approved by Council prior to development being permitted upon the site.

The subject acreage has remained vacant since its annexation in 2005 and with the construction of Rolling Hills Road now complete the site is positioned to be improved with a commercial use. Rezoning to M-N district will not increase the allowed uses on the site from the current PD designation; however, would permit future improvements to be more efficiently constructed given the additional public hearing required for the PD plan would not be applicable.

The Columbia Imagined comprehensive plan identifies the subject site as being within the land use category of "Commercial". This district is intended to permit a variety of citywide and regional retail uses as well as offices, businesses, personal services, and high-density residential multi-family dwellings as supporting uses within the district. The requested M-N zoning supports the intent of the "Commercial" district; however, permits uses that are intended to support "neighborhood services" not "auto-intensive" services.

This limitation is considered appropriate given the existing land use context and the fact that the western boundary of the subject site adjoining an existing Boone County residential subdivision. The reduction in "use-intensity" within the M-N district provides a buffer between the neighborhood and the more intense uses permitted east of Rolling Hills Road at its intersection with Pergola Drive which is zoned M-C.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The rezoning is supported by several goals and objectives of Columbia Imagined in that it would promote mixed-use at an intersection of sufficient capacity and would have a more predictable outcome for a future user given no supplemental site plan approval would be required. If the proposed development meets existing code requirements a permit could be issued without additional regulatory approvals.

In considering the differences between the current PD plan approval process and that which would exist if the property is rezoned, staff has identified that future development would be subject to more substantial screening/buffering requirements and that the UDC's neighborhood protection standards (lighting placement and building height) would be activated. The current PD designation did not contain any specific provisions affording adjacent properties protections from the impacts of more intense commercial development.

Finally, the rezoning also prioritizes infill development by removing unnecessary barriers to development parcels properly supported by existing infrastructure systems. The site is located at the intersection of two arterial streets and has sufficient utility capacity to accommodate the allowed M-N uses. The site is restricted from accessing Highway WW and access along Rolling Hills will likely be centralized which will future limit development impacts.

The Planning and Zoning Commission considered this request at its August 24, 2023 meeting. Staff gave its report and the applicant's agent gave a presentation relating to the proposed rezoning. The applicant's agent noted initially the request was to rezone to M-C (Mixed-use Corridor); however, after looking at the original SOI it was determined that the permitted uses were more consistent with M-N. The applicant's agent also indicated that approximately only 1/3 of the site was to be developed (generally south of the creek) and that the rest of the site remain in its native vegetation. No one from the public spoke regarding this matter. Following limited discussion, the Commission made a motion to approve the request which passed by a vote of (7-0).

A copy of the Planning and Zoning Commission staff report, locator maps, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. Costs to extend infrastructure services will be borne by the applicant.

Long-Term Impact: Future impacts may include increased costs associated with the provision of public safety, public infrastructure (sewer/water), and trash collection services as well as roadway infrastructure maintenance. Such increased costs may or may not be off-set by additional user fees or increased taxes.



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: Not Applicable

Legislative History

Date	Action
07/05/05	Approved annexation and permanent zoning. (Ord. 018558)

Suggested Council Action

Approve the requested rezoning from PD to M-N as recommended by the Planning and Zoning Commission.