



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 4, 2025

Re: Commerce Court – Rezoning (Case # 228-2025)

Executive Summary

Approval of this request would result in the rezoning of 11 parcels located on Commerce Court, totaling 11.88 acres, from M-C (Mixed-use Corridor) and P-D (Planned Development) to I-G (General Industrial).

Discussion

Engineering Surveys & Services (agent), on behalf of the owners of 11 parcels located on Commerce Court, south of Vandiver, for approval to rezone 11.88 acres of property from the M-C and P-D districts to I-G. The subject properties are located south of Vandiver Drive on both sides of Commerce Court, and are inclusive of the properties addressed as 1606, 1609, 1611, 1615, 1701, 1702, 1708, 1709, 1714, 1800, and 1801 Commerce Court. The entire subject parcel was zoned C-3 prior to 2012, when the property located at 1714 Commerce Court was rezoned to C-P (now P-D). The remaining 9.46 acres of the parcel was then reclassified from C-3 to M-C with the adoption of the UDC in March, 2017.

The property located at 1714 Commerce Court was previously the location of Beyond Meat, who initiated the 2012 rezoning to permit a number of light industrial uses on the property. Conditions were placed on the planned district restricting outdoor storage and other nuisances. The C-P zoning also expanded the permitted uses on the site to include machine shops and contractor shops, which are consistent with longstanding uses on a number of the M-C zoned lots included in the current rezoning request. All remaining parcels are currently zoned M-C, but many contain uses that were originally permitted in the C-3 zoning district, such as light vehicle repair shops, plumbing and HVAC contractors, wholesale suppliers, and commercial laundry facilities.

In 2017 with the adoption of the UDC and reclassification of the former C-3 parcels to M-C, several of the previous “by-right” uses such as mechanical and construction contractor shops became permissible only by approval of a conditional use permit (CUP). However, per Section 29-1.9 of the UDC [Transition] the potential for creation of non-conformities was addressed by the addition of a provision that indicated previously permitted uses prior to adoption of the UDC were considered to have received their CUP following adoption of the UDC. This clause, in essence, ensured that uses operating could continue to do so legally; however, were limited from being expanded. Furthermore, similar uses on parcels seeking redevelopment would be required to seek the required CUP.

The requested rezoning would fully-legitimize the uses now considered to have obtained a CUP during the reclassification process and would be allow to expand in accordance with



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existing zoning and building permit practices. Furthermore, redevelopment of existing parcels along Commerce Court with new and/or similar uses could occur without the necessity of a CUP. The proposed rezoning would simplify zoning administration and permit expansion or redevelopment in a more efficient and predictable manner.

Adjacent properties to the subject site are also generally zoned M-C, and are occupied by similar uses. A light vehicle repair shop and a marijuana dispensary lie immediately to the east of the site. Properties to the north of the subject site along Vandiver Drive contain additional light vehicle uses (some of which are currently vacant), and a hotel resides on the property to the west. Other uses that would become available 'by-right' in the I-G zoning district, include marijuana cultivation and manufacturing, heavy vehicle service & repair, and storage & wholesale distribution uses.

Staff believes the proposed I-G zoning is consistent with the goals and objectives of the comprehensive plan, the existing built environment, and the land use context of the subject site. Columbia Imagined supports fiscally sustainable growth and seeks to incentivize infill development by providing more attractive opportunities in centrally-located sites that take advantage of, and invest in upgrading existing infrastructure as opposed to extending new infrastructure to greenfield sites.

The parcels are classified as "Commercial District" under the comprehensive plan land use designation system. However, this designation is predominantly tied to the existing zoning at the time the comprehensive plan was adopted which was in 2013. At that time the parcels were commercially-zoned, although they already contained heavy commercial and light industrial uses.

The parcels are appropriately located to provide vehicular access to major roadways such as Vandiver Drive, Range Line Street, Providence Road, and I-70 while also being separated from conflicting uses. The screening provisions of the UDC would be triggered with any redevelopment of industrial uses on the subject parcel, which would require a level 3 transitional screening buffer on any parcel boundary adjacent to a non-industrial zoning district that would further limit visual impacts of any potential outdoor storage functions.

The Planning & Zoning Commission held a public hearing on July 10, 2025 regarding this matter. Staff presented its report and the applicant's representative gave an overview of the request noting that the rezoning would support longstanding existing uses on the site and would reduce the complexity of the existing zoning and conditional use process should redevelopment be pursued. No other public testimony was received during the meeting or in writing with respect to this request. Following closure of the public hearing and limited Commission discussion, a motion was made to approve the request which passed unanimously (9-0).

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



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Fiscal Impact

Short-Term Impact: Limited. Any modifications to public infrastructure serving the property would be at the expense of the applicant.

Long-Term Impact: Limited. Expansion of the permitted uses on the subject property is not expected to have a significant impact on public services already provided to the subject site.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, 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
07/17/2012	Approved rezoning of 1714 Commerce Court from District C-3 to District C-P.

Suggested Council Action

Approve the request to rezone 11.88 acres from M-C and P-D to I-G as recommended by the Planning and Zoning Commission.