



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2019

Re: Centerstate Plat 14 - Rezoning (Case 71-2019)

Executive Summary

Approval of this request would result in the rezoning of a 7.66-acre property located at 3615-3649 Vandiver Drive, from PD (Planned District) to M-C (Mixed-Use Corridor District).

Discussion

The applicant is seeking to rezone approximately 7.66 acres located on the east side of Highway 63 from PD (Planned District) to M-C (Mixed-Use Corridor District). The existing PD zoning limits allowed uses to general retail businesses that are consistent with the overall development theme and pattern of the Centerstate Development. A prior request to rezone the subject parcel to I-G (General Industrial District) was considered by Council and denied in January 2019, in part, on concerns that less restrictive zoning should require a PD plan approval process, which includes a public hearing.

The subject parcel have frontage along the Vandiver Drive connection to Mexico Gravel Road which was constructed between 2009 and 2010. The placement of the connector limits the development to the east due to its proximity to the Hinkson Creek stream bed and adjoining floodway which a non-development area. The stream corridor and floodway act as a natural buffer between the subject parcel and undeveloped land to the east of the creek. This buffer, in some instances, extends over ¼ mile between the subject site and any potential development area east of the creek. Similarly, the location of Highway 63 to the west of the subject parcel limits development impacts west of the site. Given these physical and natural features, staff finds that the subject parcel is isolated from adjoining development. This isolation, coupled with the site's proximity to US Highway 63 and two major arterial roadways, appears to justify the requested rezoning from PD to M-C.

While PD zoning provides opportunity for greater development oversight staff does not believe such oversight is necessary at this time given the changes that have occurred within the area since it was originally zoned. Furthermore, the uses within the M-C district are generally consistent with those permitted within the existing PD statement of intent. It should be noted; however, that the M-C district does permit a wider range of uses than the approved statement of intent. Additional uses that would be authorized on the site would include tree and landscaping services, self-service storage facilities, and adult retail.

The use originally sought by the applicant in the IG rezoning request was "mechanical and construction contractor shops". This use is permitted in the M-C district subject to approval of a conditional use permit (CUP) by Council following a public hearing in a process similar to a PD plan review.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Given the similarity of the uses permitted between the PD statement of intent and those allowed within the M-C zoning district, existing transportation improvements, natural isolation of the property from adjoining development, as well as the restrictions on adult uses, staff believes the request for rezoning is reasonable. Many, if not all, of the potential impacts that this site may create upon neighboring parcels can be addressed through the general provisions of the UDC which were not available at the time of its original zoning.

The Planning and Zoning Commission considered the proposed rezoning at their March 21, 2019 meeting. The applicant's agent answered questions from the commission, and after limited discussion, the Commission voted (9-0) in favor of the requested permanent zoning.

The Planning and Zoning Commission staff report, locator maps, public correspondence, and excerpts from minutes are attached for your review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: 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
2/5/2018	Approved: Preliminary Plat of Centerstate Plat 14 (Res. R9-18)
2/5/2018	Approved: Centerstate Plat 14 – Final Plat (Ord. 023463)
1/5/2018	Defeated: Centerstate Plat 14 Rezoning (B20-18)

Suggested Council Action

Approve M-C (Mixed-Use District) zoning as recommended by the Planning and Zoning Commission.