

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 10, 2025**

SUMMARY

A request by Engineering Surveys and Services (agent), on behalf of the owners of 11 parcels located on Commerce Court, for approval to rezone 11.88 acres of property, from the M-C (Mixed-Use Corridor) and P-D (Planned Development) districts, to the I-G (General Industrial) district. The proposed rezoning includes the properties addressed from 1606 to 1801 Commerce Court. The subject acreage is currently zoned M-C, with the exception of one P-D zoned parcel located at 1714 Commerce Court.

DISCUSSION

The applicants are seeking approval to rezone 11 parcels containing a total 11.88-acres to the I-G (General Industrial) zoning district. The subject sites 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 recategorized from C-3 to M-C with the adoption of the UDC in 2017.

The parcel at 1714 Commerce Court was the previous location of Beyond Meat, which prompted the 2012 rezoning request to add specific light industrial uses on the parcel, under the condition that there be no outdoor storage, no harmful waste be discharged on the property, and no nuisances were created for neighboring properties. The C-P zoning also permitted machine shops, contractor shops, and, "shops for custom work," which would be consistent with the artisan industry use in the current zoning code. All parcels in the immediate vicinity of the subject parcel are also zoned M-C, with light vehicle uses to the east and north, fronting on Vandiver Drive. The former Machens Mitsubishi location currently undergoing renovations lies just north of the subject site and the Welcome Inn hotel lies immediately to the west. The southern boundary of the parcel abuts the I-70 corridor.

The current uses on the subject parcel include a number of light vehicle repair shops, plumbing and HVAC contractors, wholesale suppliers, and a commercial laundry facility. The existing mechanical and construction contractor uses on the subject parcel were permitted under the C-3 zoning district prior to adoption of the UDC. However, these uses now require a conditional use permit (CUP) in the M-C zoning district. Section 29-1.9 (Transition to this UDC) indicates that any previously permitted use that now requires a CUP under the UDC is deemed to have obtained that CUP. The requested rezoning would fully-legitimize these uses under the I-G zoning district, which would simplify any potential future expansion of the existing uses. Other uses that would become available 'by-right' in the I-G zoning district, such as marijuana cultivation and manufacturing, heavy vehicle, and storage & wholesale distribution uses, would not pose significant risk or conflicts given the existing surrounding land 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 landuse designation system. This designation is, however, predominantly tied to the existing zoning at the time the comprehensive plan was adopted. At that time the parcels were commercially-zoned, although they already contained heavy commercial and light industrial uses. The site is appropriately located to provide vehicular access to the subject site

from 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, further limiting visual impacts of any potential outdoor functions.

RECOMMENDATION

Approve the request to rezone 11 parcels located on Commerce Court, from M-C to I-G.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	11.88 acres
Topography	Majority of property slopes generally to the NW
Vegetation/Landscaping	Street trees, turf, minimal landscaping
Watershed/Drainage	Bear Creek
Existing structures	11 commercial structures, street, parking lots

HISTORY

Annexation date	1955
Zoning District	M-C and P-D
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legal lots, no platting action (Industrial Park of Columbia)

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Commerce Court	
Location	Central, internal to subject parcel
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Required upon platting

PARKS & RECREATION

Neighborhood Parks	Optimist Park, Bear Creek Park, Boxer Park
Trails Plan	Bear Creek Trail
Bicycle/Pedestrian Plan	Vandiver is yellow route

PUBLIC NOTIFICATION

All property owners and tenants within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of the pending action via public information postcards on June 13. Public notification letters were sent and an ad was placed in the Columbia Daily Tribune on June 24 advertising the public hearing relating to the rezoning of the property.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner