

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**May 21, 2026**

## SUMMARY

A request by Engineering Surveys and Services (agent), on behalf of Jeffrey E Smith Investment Co LC (owner), for approval to rezone 3.15-acres of property from the R-MF (Multiple-family Dwelling) district to the M-N (Mixed Use - Neighborhood) district. The subject site is located directly northeast of the intersection of Bethel St and Diego Drive, and is presently unaddressed.

## DISCUSSION

The applicants are seeking approval of a rezoning of approximately 3.15-acres from the R-MF (Multiple-family Dwelling) district to the M-N (Mixed Use - Neighborhood) district. The subject site directly abuts R-MF and PD (Planned Development) zoned property to the north, which have both been developed with multi-family structures for Bethel Ridge, a senior living community. The subject site was originally final platted as Lot 2 of Bethel Ridge, which was entirely zoned R-3 (now R-MF under the Unified Development Code (UDC)). A subsequent subdivision later created Lots 2A and 2B. The subject site is lot 2B of Bethel Ridge Plat 2, approved in 2009, and meets the definition of "lot"; therefore, is eligible for issuance of a building permit without requiring further subdivision. Lot 1 of the Bethel Ridge Plat 1 is zoned PD, and a PD Plan was approved in 2006 and has since had two minor revisions with the latest approved in 2008. The subject site has never been developed.

The site has roadway frontage on Bethel Street, Diego Drive, and Santiago Drive on the east, south and west , respectively. Bethel Street is classified as a neighborhood collector per the CATSO Major Roadway Plan. Diego Drive is classified as local residential, but has been improved to local **non-residential** standards. Santiago Drive is both classified and constructed as a local residential street. As such, access for commercial vehicles should be restricted to Diego and Bethel. Additionally, as this lot does not have 300 feet of frontage on Bethel, staff would not encourage direct driveway access from Bethel for future development of this site.

On the west side of Bethel Street, property is zoned R-1 and PD for residential uses. The R-1 lot is owned by the City and has been developed with a pump station. The PD zoned property contains detached single-family dwellings. On the south side of Diego Drive, the properties are zoned PD and have been developed with a financial institution and an office/professional services structure, hosting Cherry Hill Dental. It is of note that the PD revision that allowed development of the Cherry Hill Dental office required a revised statement of intent where all M-N uses were approved. On the east side of Santiago Drive, properties are zoned R-MF and have been developed with multi-family dwellings.

The defined purpose of the M-N zoning district, per Sec. 29-2.2 of the UDC, is as follows:

*"The mixed use-Neighborhood District is intended to provide commercial shopping and service facilities in or near a residential neighborhood. The principal land use is a small shopping area with sales and services oriented to the needs of a local population. The district is intended to accommodate both pedestrian-oriented shopping areas with walkable connections to surrounding neighborhoods and small auto-oriented shopping centers convenient to lower density residential areas, through the use of two different sets of development standards without the need for rezoning to a planned development district."*

The M-N zoning district allows some less intense commercial uses, such as pet stores and personal services, but also limited commercial uses with more intense levels of use (e.g. restaurant, retail). It is notable that a drive-up facility is a conditional accessory use in the M-N zoning district; therefore, would require an approved CUP before such use could be pursued. If rezoned to the M-N district, the following uses would be permitted by right that are currently not permissible in the R-MF district.

**New, By-Right Uses in M-N not in R-MF**

<b>Use Type</b>	<b>Specific Use</b>
<b>Residential</b>	Dwelling, Live-work Residential Care Facility
<b>Public and Institutional</b>	Hospital Museum or Library Public Utility Services, Major Public Utility Services, Minor
<b>Commercial</b>	Farmer's Market Pet Store or Pet Grooming Urban Agriculture Restaurant Bed and Breakfast Tier 3 STR Bank and Financial Institution Commercial or Trade School Consumer Lending Institution Office Research and Development Laboratory Personal Services, General Indoor Recreation or Entertainment Physical Fitness Center Alcoholic Beverage Sale Pawn Shop Retail, General

The uses permitted within the M-N district are not believed to be incompatible with surrounding uses, notably with the 2022 Gadbois Professional Offices PD Plan which introduced all M-N uses within its adopted statement of intent. Additionally, the subject property is buffered by roadway on every side but its north, where multi-family dwellings exist. Staff believes these roadways provide an adequate buffer between lower-intensity residential uses and potential commercial development. The subject property is also south of the point of ingress/egress for the detached single-family PD subdivision on the west side of Bethel, so it is believed that traffic impacts created by development of this site would not have adverse effects on the residential uses west of Bethel.

The subject site would be directly across from multi-family development on the east side of Santiago. While Santiago is only developed to local residential standards, commercial traffic utilizing this street would be unlikely to drive north beyond Diego Drive on Santiago Drive, where there is more R-MF zoning, so staff does not anticipate a rezoning of this site to have adverse impacts to those living in the area in regards to traffic. Santiago has a 3/4 access intersection, but it is believed to be unlikely that eastbound traffic would elect to turn north on Santiago rather than at Bethel where there is a traffic signal. Traffic accessing this site from Santiago would likely be from westbound traffic on Nifong, or southbound traffic on Santiago itself. If a proposed development exceeds 100 trips during the peak hour, a traffic impact study will be required where off-site improvements may be identified as being necessary.

The subject site is designated as being located within the "neighborhood" district within the Comprehensive Plan Future Land Use Map. The "Neighborhood" designation is intended to accommodate "a broad mix of residential uses and also a limited number of nonresidential uses that provide services to neighborhood residents." M-N zoning would support all types of residential development, as well as less intense commercial uses intended to accommodate residents in the area, aligning with this designation.

The rezoning of this site from R-MF to M-N also is supported by policy two of Livable and Sustainable Communities strategies in the Comprehensive Plan, which details the importance of allowing smaller-scale commercial uses to become integrated into existing neighborhoods. The request is also supported by policy three of Land Use and Growth Management strategies, as development of this site is considered infill and lies within the urban service area and a tier I growth priority area.

The subject site's location within a tier I growth priority area, means that the parcel lies within city limits and the urban service area; therefore, it does not require extensive infrastructure extension to service it and has adequate access to the existing street network. Rezoning of this site to the M-N district accomplishes the purposes of the M-N district, which is to provide mixed-use development opportunity in or near a neighborhood. The site is also sited near a major arterial, but not with direct access, so M-N would appear to be more appropriate than M-C (Mixed Use – Corridor) for example, as intensity of uses steps down as one heads north from the subject site.

## CONCLUSION

The requested rezoning from R-MF to M-N meets the defined purpose of the M-N zoning district. Commercial development enabled under M-N zoning is not believed to be incompatible with the rights of surrounding properties or the uses of the surrounding properties. Opportunity for residential development of all types is not lost if rezoned to M-N. The site lies within a tier I priority area in the Comprehensive Plan and lies within the City's urban services area. Staff did not raise any concerns about infrastructure capacity to serve this property if it were rezoned.

The M-N zoning district is compatible with the Future Land Use Map designation of this site as being in the "neighborhood" district. Staff finds that this rezoning is supported by the Comprehensive Plan's Future Land Use Map, and the Comprehensive Plan's goals and objectives.

## RECOMMENDATION

Approve the rezoning of the site from R-MF to M-N

## ATTACHMENTS

1. Locator Maps

## HISTORY

<b>Annexation date</b>	1966
<b>Zoning District</b>	R-MF (Multiple-family Dwelling)
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Lot 2B of Bethel Ridge Plat 2 (Legal Lot)

## SITE CHARACTERISTICS

<b>Area (acres)</b>	3.15 acres
<b>Topography</b>	Sloping down from NW to SE corner
<b>Vegetation/Landscaping</b>	All vegetation cleared, just grass
<b>Watershed/Drainage</b>	Mill Creek
<b>Existing structures</b>	None

## UTILITIES & SERVICES

All utilities to be provided by City of Columbia

**ACCESS****Bethel Street**

<b>Location</b>	Traverses north/south, accesses Nifong, intersection with Diego
<b>Major Roadway Plan</b>	Neighborhood Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	Installed

**Diego Drive**

<b>Location</b>	Traverses east west, intersections with Bethel and Santiago
<b>Major Roadway Plan</b>	Local Residential, constructed to local non-residential standards
<b>CIP projects</b>	None
<b>Sidewalk</b>	Installed

**Santiago Drive**

<b>Location</b>	Traverses north/south, accesses Nifong, intersection with Diego
<b>Major Roadway Plan</b>	Local residential
<b>CIP projects</b>	None
<b>Sidewalk</b>	Installed

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo-Bethel, Rock Bridge, Molly Bowden Memorial
<b>Trails Plan</b>	South Providence, Cosmo-Bethel Lake
<b>Bicycle/Pedestrian Plan</b>	None

**PUBLIC NOTIFICATION**

<b>Public Notification Responses</b>	1 phone call, 2 emails, asking about development intent
<b>Notified neighborhood association(s)</b>	Westchester Village, Bedford Walk, Rockbridge
<b>Correspondence received</b>	No correspondence stating a position related to this request

118 "public hearing" letters were mailed to property owners and tenants within 185-feet of the subject property. One letter was provided to the Council Ward representative. Three letters were sent to neighborhood associations and homeowners associations within 1,000 feet of the subject site. All "public hearing" letters were distributed on May 4, 2026. The public hearing ad for this matter was placed in the Tribune on May 5, 2026.

Report prepared by: David Kunz

Approved by: Patrick Zenner