



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2025

Re: 1409 Grindstone Parkway - Rezoning (Case #186-2025)

## Executive Summary

Approval of this request would result in the rezoning of the western approximately 7-acre portion of an overall 9-acre parcel, located directly northeast of the intersection of Grindstone Parkway and Grindstone Plaza Drive, from P-D (Planned Development) to M-C (Mixed-Use Corridor). The subject property is commonly addressed as 1409 Grindstone Parkway and is presently undeveloped.

## Discussion

Engineering Surveys & Services (agent), on behalf of THF Grindstone Plaza Development LLC (owner), is seeking approval to rezone the western approximately 7-acres of a 9-acre property northeast of the intersection of Grindstone Parkway and Grindstone Plaza Drive from PD (Planned Development) to M-C (Mixed Use - Corridor) to allow expanded commercial uses on the site. If approved, the site would no longer require approval of a site-specific PD development plan prior to development of the subject acreage.

The subject site is surrounded by City A (Agriculture) zoning to the north and south. It is of note that the A-zoned lot to the south is separated from the subject property by Grindstone Parkway and is improved with the Crossing Church, which includes a substantial amount of paving and building improvements for its congregation/guests. The A-zoned property to the north is an undeveloped, unplatted tract.

The property to the west was approved concurrently with the subject site, is zoned PD, and permits more intense commercial uses than the subject site per the approved statement of intent (SOI). PD zoning is located southwest of the intersection of this site and is improved with a gas station/c-store, light vehicles service and repair, retail, and financial institution uses. The property to the east of Rock Quarry Road is buffered by a privately maintained, publicly dedicated park on the remaining approximate two acres of the subject site not sought for rezoning. Property east of Rock Quarry Road is zoned R-MF Multiple-family Dwelling, with one lot containing a religious institution (Columbia Chinese Christian Church) and one lot containing multi-family uses (Central House Columbia).

This subject tract was partially zoned to PD in October 2003 via Ordinance #17853. The Planned Development was revised in March of 2007 via Ordinance #19455 that zoned a portion of right-of-way that was returned to the property owner into the PD as well, which comprises the entirety of the subject tract today. At the time of consideration, the City had not adopted the Unified Development Code, so permitted uses per the Statement of Intent (SOI) (attached) were informed by pre-UDC zoning districts and use definitions. The PD



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

identified the subject acreage as 'Tract 2' in the PD SOI. Uses permitted within Tract 2 were all permissible and conditional uses in the former C-1 district and all uses allowed in less intense districts (e.g. former O-1, R-3, R-2, R-1).

The requested zoning district is considered consistent with the "Commercial District" designation for the property as described within Columbia Imagined. The M-C district permits only multi-family dwellings as residential uses and, commercially, permits broad, large-scale commercial uses such as "big-box" retail, heavy commercial services, and vehicle-centric uses such as drive-up facilities, light vehicle sales, rental, service, and repair. This site is directly north of a major arterial identified in the CATSO Major Roadway Plan, Grindstone Parkway, and will be able to derive access from Grindstone Plaza Drive and a westbound turn lane on Grindstone Parkway.

Staff believes that open M-C zoning is appropriate on this site due to the existing land use patterns surrounding the site, the site's proximity to a major arterial, and the fact that many of the future by-right M-C uses are already permitted per the approved SOI. Support of open M-C zoning is considered appropriate even if it may result in less site-specific development controls given advancements in the City's regulatory processes since 2003. Despite the former C-1 district being contemplated as the uses allowed on the site at the time of its initial rezoning in 2003, subsequent development along this corridor, particularly the adjacent tract with previous C-3 uses, along with the increased vehicular volume along Grindstone Parkway would support a rezoning to M-C at this time. Access will not be able to be derived from Rock Quarry Road without vacation to the existing conservation easement on the park site or dedication of right-of-way through platting of the lot to the north which would trigger the extension of Gray Oak Drive to Rock Quarry Road.

New uses to the site under M-C zoning do not appear to be inappropriate considering the site's proximity to a major arterial and existing development of similar uses (i.e. light vehicle service or repair on lots to the west and south, big box retail on lots to the west). Certain uses, particularly marijuana related uses, inherently are restricted due to conflict with state law and use-specific standards related to proximity of marijuana businesses around religious institutions and the total number of dispensaries in the city.

The final platting and CP development plan approval for this site in 2005 required a development agreement with improvements that have been fulfilled. Upon development of this property, a new development agreement will likely be required to document the necessary roadway improvements contemplated in a 2018 Traffic Impact Study (TIS) that was prepared when the applicant considered a PD Plan revision. Such intensity of development, if rezoned to M-C, would need to align with the proposed intensity outlined in the 2018 TIS to remain valid. If the developer wishes to phase improvements contemplated in the 2018 TIS, a new TIS will need to be performed to indicate specific triggers for improvements based on induced traffic from specific development.

If the developer does not wish to provide such contemplated improvements, a new TIS would be required to justify why the previously contemplated improvements are not



necessary. Likewise, if the developer were to increase the intensity of development beyond what was considered in the 2018 TIS, they would be required to submit an updated TIS to evaluate the impacts of said increased intensity. If the increased intensity were to result in a decreased level of service, new/additional roadway improvements may be required that were not contemplated with the 2018 TIS. The necessity for submission of a new/updated TIS will be determined at the time of building plan/site plan submittal per 29-5.1(c)(8) of the UDC and would become a prerequisite to issuance of a future building permit.

If the subject seven acres is zoned out of PD, the Planning and Zoning Commission as well as the City Council would no longer be required to approve site-specific development plans prior to issuance of building permits, with the exception of any use requiring a conditional use permit. All future site development would be governed by the requirements of the UDC with respect to use-specific standards, parking, landscaping/buffering, lighting, and subdivision. A rezoning action would promote a more efficient and predictable development process for any future user of the site and reduce regulatory impediments.

The Planning & Zoning Commission held a public hearing, on this matter at its June 5, 2025 meeting. Staff presented its report and the applicant provided an overview of the request. One public comment was made during the hearing that was ambivalent to the request, but wanted to note patterns of zoning and development along the corridor and expressed concerns with traffic at the intersection of Rock Quarry Road and Grindstone Parkway. Following this comment and limited additional Commission discussion, a motion was made to approve the request that passed unanimously by a vote of (9-0).

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

## 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: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Legislative History

Date	Action
03/18/2007	C-P Plan Major Modification (Ord. 19455)
01/18/2006	Approval of Grindstone Plaza Subdivision and authorizing development agreement execution (Ord. 18858)
10/05/2003	C-P Plan Approval (Ord. 17853)

## Suggested Council Action

Approve the request to rezone approximately 7 acres from PD to M-C as recommended by the Planning and Zoning Commission.