



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: June 15, 2026

Re: NE intersection of Bethel St and Diego Drive – Rezoning (Case #135-2026)

Impacted Ward: Ward 5

Executive Summary

Approval of this request would rezone approximately 3.15 acres of land 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 Street and Diego Drive, and is presently undeveloped and unaddressed.

Discussion

Engineering Surveys and Services (agent), on behalf of Jeffrey E Smith Investment Co LC (Owner), requests approval to rezone 3.15 acres of property from the R-MF district to the M-N district. The subject site is directly northeast of the intersection of Bethel Street and Diego Drive, or directly northwest of the intersection of Santiago Drive and Diego Drive.

The subject site, Lot 2B of Bethel Ridge Plat 2, is a legal lot and was approved in 2009. It was originally part of Lot 2 of the Bethel Ridge Plat 1, along with Lot 1, which is now zoned PD, before Lot 2 was subdivided into two lots. Lot 2A, also part of Lot 2 of Bethel Ridge Plat 1, is developed with multifamily dwellings consistent with the approved PD for Lot 1. Lot 2B now lies vacant and has never been developed.

The site is completely surrounded by roadways with the exception of its northern boundary. Bethel Street is to the west and is classified as a neighborhood collector on the CATSO Major Roadway Plan (MRP). Diego Drive is to the south and has been constructed to local nonresidential standards. To the east is Santiago Drive which has been constructed to local residential standards. As such, access for commercial vehicles, should the site be developed with such uses, will be restricted to Diego Drive given the site does not have adequate frontage for a non-residential driveway onto Bethel Street, the adjacent neighborhood collector and commercial access from a residential street (Santiago) is prohibited.

Properties to the west of the subject site are zoned R-1 and PD. The R-1 zoned property is owned by the city and has been developed with a pump station. The PD zoned property has been developed with detached single-family dwellings. To the north of the subject site, is property zoned R-MF and PD. Properties to the east are zoned R-MF and have been developed with multifamily dwellings. Property to the south is zoned PD and has been developed with a financial institution and an office/professional services structure, hosting Cherry Hill Dental. The adopted Statement of Intent for the PD development to the south known as the “Gadbois Professional Offices” permits all M-N uses with limited exceptions.

If the subject site is rezoned to M-N it would introduce several commercial uses “by-right” to the site not presently allowed. Typically, M-N commercial uses are less intense/auto centric when compared with M-C (Mixed Use – Corridor) uses. The following uses would become “by-right” available to this site if it were rezoned to the requested M-N zoning district:

Use Type	Specific Use
Residential	Dwelling, Live-work Residential Care Facility
Public and Institutional	Hospital Museum or Library Public Utility Services, Major Public Utility Services, Minor
Commercial	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

It is worth noting that a rezoning to M-N would not result in loss of the property being capable of development for any kind of residential uses. All forms of residential development are allowed in the M-N district.

While roadways surround the property in every direction but to the north, there is believed to be adequate separation of use and buffering between adjacent properties and the subject property should it be developed for commercial purposes. The subject site is directly across from multi-family development on the east side of Santiago which has only been developed to local residential street standards. It is staff’s conclusion that possible commercial traffic utilizing this street are unlikely to drive north beyond Diego Drive into an area where there is more R-MF zoning. Given this conclusion, staff does not anticipate a rezoning of this site to have adverse impacts to those living north of the subject site in regards to traffic.

Santiago has a 3/4 access intersection where it connects to Nifong Boulevard, but staff further believes it would be unlikely that eastbound traffic along Nifong would elect to turn north on Santiago at this access rather than at Bethel where there is a traffic signal. Traffic accessing this site from Santiago would likely be westbound on Nifong, or southbound on Santiago itself. It is further important to note that If a proposed development were to exceed

100 trips during the peak hour, a traffic impact study would be required to assess where off-site improvements may be identified as being necessary.

The subject site is designated as being located within the “Neighborhood” district on the Comprehensive Plan’s 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.

Rezoning the subject site is also 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 Planning and Zoning Commission held a public hearing on this request at its May 21, 2026, meeting. Staff presented their report and summarized the findings regarding the application’s conformance with the comprehensive plan, surrounding land use context, and utility capacity. The agent spoke briefly and was open for questions. The agent noted there is no planned end use associated with the rezoning and that the request was made to make the property more marketable for sale.

Three members of the public spoke in regards to the request, citing concerns about property maintenance of the multifamily development to the north which is owned by the applicant, uncertainty of what is to be developed on this site, and concerns of cut-through traffic through the private parking lot serving their multi-family development between Bethel and Santiago. Concerns were also raised about stormwater management and drainage and general increases in traffic due to potential development.

Following the closure of the public hearing, Commissioners asked staff if drive-up facilities would be a “by-right use” if rezoned to M-N, and what the screening and buffering requirements would be. Staff noted that a CUP would be required for a drive-up facility and that the buffering would ultimately be determined by the end use of the property, which is not known at this time. If the site were developed commercially next to the residential uses it would require installation of a level 3 buffer (10-ft wide buffer strip & 8-ft tall screening device).

Following limited additional discussion, a motion was made to approve the requested rezoning from R-MF to M-N. The motion passed by a vote of 6-0.

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



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Fiscal Impact

Short-Term Impact: No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

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: Livable & Sustainable Communities

Legislative History

Date	Action
03/17/2009	Approved final plat Bethel Ridge Plat 2 (Ord. 22013)

Suggested Council Action

Approve the rezoning of the 3.15-acre subject site from the R-MF district to the M-N district, as recommended by the Planning and Zoning Commission