



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2023

Re: Southwest Corner of Grindstone and State Farm Parkways - Rezoning (Case #166-2023)

Executive Summary

Approval of this request will rezone 1.03 acres of property, located southwest of the intersection of Grindstone and State Farm Parkways, from R-MF (Multi-Family Residential) and A (Agriculture) to the M-C (Mixed-use Corridor) district.

Discussion

Haden & Colbert (agent), on behalf of PL Real Estate, LLC (owner), is seeking approval to rezone 1.03-acred of property located at the southwest corner of Grindstone Parkway and State Farm Parkway from R-MF (Multi-Family Dwelling) and A (Agriculture) to M-C (Mixed-Use Corridor). The parcel is a remnant tract remaining from the creation of State Farm Parkway. The current split-zoning is a result of the relocation of Nifong Boulevard southwest of the property, and was approved with its 1969 annexation. A concurrent request (Case # 165-2023) to the east, across State Farm Parkway, has also been presented and would harmonize zoning on the two properties while also addressing the split-zoning of the subject tract.

Staff's evaluation of the rezoning request considered the contextual zoning and potential conflicts, as well as Columbia's comprehensive plan designation on the property. The requested M-C zoning would permit a broader range of commercial uses that what is currently permitted on the property. The subject parcel is not adjacent to any other properties, but the nearby property to the west is zoned PD, with an existing multi-family development.

Columbia Imagined designates the property as 'Neighborhood District,' which is intended to accommodate a broad mix of housing types along with limited supporting office and retail services for local residents. The subject parcel lies at a major transportation node making it more appropriate for greater development intensity, but given the limited vehicular access the intensity of future development is considerably impacted. As such, staff does not anticipate the property to have capacity for most M-C uses. Any development generating more than 100 vehicle trips during the peak hour will require the completion of a traffic study to determine the feasibility of the development proposed and would also include recommended traffic improvements necessary to mitigate any impacts created by such development.

The Planning & Zoning Commission considered this request at their June 22, 2023 meeting. Staff presented their report and the applicant's representative gave an overview of the request. Commissioners asked a number of questions in regards to the concept of nodal development, the genesis of the Neighborhood District designation of the property in the



comprehensive plan, and about the public notice that was provided to renters within the multi-family development west of the subject site.

Staff explained that nodal development is a concept that seeks to concentrate vehicle-oriented uses at major traffic intersections, providing access to those uses and limiting negative vehicular impacts on low-intensity areas, such as residential neighborhoods. Staff also indicated that the comprehensive plan designation was based on the existing use of the property at the time the plan was adopted, which was consistent with the R-MF/A split-zoning, but may no longer be appropriate given the growth and development in the vicinity.

In regards to public notice, staff indicated that public notice was sent to the **owners of record** for each tax parcel within 185 feet. This method does not include tenants living in rental properties within those parcels, who may also be impacted by the proposed rezoning and subdivision actions. Unified Development Code standards as well as State statutes requires that an advertisement be placed in a local newspaper as the primary means of public notice. Early notification postcards, property owner letters, and a sign posting with contact information are supplemental forms of notice that are voluntarily provided by the City.

Commissioners then made a number of comments on their observations and opinions of the request, including the limited capacity of the property for development and the possible alternative of rezoning the property to M-N (Mixed-Use Neighborhood). The applicant's representative noted that M-N could be option, but wanted to proceed with the request for M-C. Commissioners expressed concerns about M-C uses being in such close proximity to the existing residential uses to the west, noting that M-C may not be necessary if site constraints limit uses to those available in M-N. Commissioners then also pointed out that the screening and buffering requirements in the UDC would not apply to the subject property since it is bounded on all sides by public right-of-way, giving them further pause when considering the rezoning. After limited additional discussion, the Planning & Zoning Commission moved to approve the requested rezoning (7-1).

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the applicant.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning from R-MF and A, to M-C, as recommended by the Planning & Zoning Commission.