



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2022

Re: Woodcrest Chapel Rezoning and PD Plan (Case #272-2022)

Executive Summary

Approval of this request would result in the rezoning of a property to PD and approval of a PD development plan to allow select office and commercial uses in the existing buildings upon the site as well as would accept a street easement to accommodate future expansion of Sinclair Street along the eastern boundary of the property.

Discussion

Crockett Engineering Consultants (agent), on behalf of Columbia's Woodcrest Chapel (owner), is seeking approval of a rezoning of property from A (Agriculture) to PD (Planned Development), a Statement of Intent (SOI), and an associated PD development plan to be known as the *Woodcrest Chapel PD Plan*. The requested rezoning and SOI would permit limited additional office, personal service, indoor recreation, and other uses on the site within the existing buildings. No new building construction is proposed on the site. The PD plan includes a design exception for buffering and screening along the site's northern and western property lines. The approximately 9.62-acre property is located at the northwest corner of Nifong Boulevard and Sinclair Street, and includes the address 2201 W Nifong Boulevard.

The site is currently improved with an approximately 66,000 sq.ft. building used as a religious institution, with another 14,000 sq.ft. building located in the southwest corner of the property used for indoor recreation purposes by the same religious institution. The applicant is seeking the rezoning to allow some limited commercial uses that would not otherwise be permitted in the smaller building, as well as within the larger building to a lesser degree.

The applicant is requesting a limited number of additional uses and the continuation of the currently permitted uses. Religious Institutions, Farmer's Market, and Elementary/Secondary School uses are all permitted currently in the A district. However, the proposed rezoning and accompanying SOI would expand the permitted uses to allow several that are considered commercial service in nature, such as Indoor Recreation, Office, Personal Services, and Commercial Kitchens. The SOI further restricts the allowed size of the more intensive uses in order to limit the impact on the site, the surrounding area, and the surrounding transportation infrastructure.

The PD plan does not propose construction of any new buildings, and also includes a request to waive the installation of property edge buffering along the west and north property line in order to preserve the existing landscaping. In addition, a street easement is being granted to the City for future enlargement of Sinclair Street, a neighborhood collector, given no actions



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proposed by the applicant would require a subdivision plat of the property which is typically when additional right of way would be obtained.

The Planning and Zoning Commission considered this request at their October 20, 2022 meeting. Staff presented its report and the applicant gave an overview of the request. A representative of applicant spoke in respect to the circumstances precipitating the request for rezoning. No other member of the public spoke during the hearing.

The Commission discussed why more commercial uses were not being proposed, and inquired on the operating hours of the building to be used for indoor recreation (mostly daytime, but may be occasional evening for gym usage) and what types of office uses are expected (therapist, counselor, psychologist). Following limited additional discussion, a motion to approve the rezoning, statement of intent, and PD plan with design exceptions passed (7-1).

The Planning Commission staff report, locator maps, surrounding zoning graphic, statement of intent, PD plan, public correspondence, street easement dedication form and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. No new services are proposed and no new buildings will be constructed.

Long-Term Impact: Minimal. Potential impacts may be increased trash collection services and potential roadway maintenance due to increased traffic volumes. Such impacts may be off-set by user fees and increased taxes. Dedication of the street easement for future city use may be viewed a contribution to off-set these impacts

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
NA	NA

Suggested Council Action

Approval of the rezoning of the site from A to PD, statement of intent, *Woodcrest Chapel PD Plan*, and acceptance of a street easement for Sinclair Street.