



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2022

Re: SE corner Bull Run and St. Charles Road - Rezoning (Case #283-2022)

Executive Summary

Approval will result in the rezoning of approximately 1.3 acres of land currently zoned PD (Planned District) to M-C (Mixed-Use Corridor).

Discussion

Simon & Struempf Engineering (agent), on behalf of JAJ, LLC (owners), seeks to rezone 1.3 acres of property located southeast of the intersection of Bull Run Drive and St. Charles Road, from PD to M-C. The property was annexed into Columbia's corporate limits in 2001. At that time, C-P (Planned Commercial) zoning was assigned, permitting all C-3 uses with the exception of farm machinery sales and service. Upon adoption of the UDC, the C-P zoning became PD (Planned District). No prior CP or PD plan approval has been sought for this property since its annexation into the City in 2001.

The applicants own the adjacent properties to the east and south, and have recently acquired the subject tract. The applicant's adjacent properties to the east were rezoned to open commercial classifications (M-C along Bull Run and M-N along Port Way) in 2021. The proposed rezoning of the subject lot would create a consistent zoning scheme across the applicant's Bull Run frontage and thereby simplify future development approvals. The lot accessible from Port Way, south of the subject property, is to be further developed with stormwater features, open space amenities, and an indoor entertainment venue immediately south of the existing Callaway Bank.

The primary objective of the original planned district for the subject parcel and the lots to the east and south was to provide oversight for development of the overall tract given its proximity to residential properties further to the south. Given the recent zoning changes and the fact that the lot south of the subject site is zoned for less intense M-N uses as well as is encumbered by a platted greenspace easement, staff find that there is sufficient separation and buffering in place to mitigate any potential impacts that rezoning the subject site to the open M-C may create.

Staff review of the proposed M-C zoning concluded that the request was consistent with contextual zoning and land uses surrounding the site and was consistent with Columbia's comprehensive plan designation of "Commercial District". The site lies within close proximity to a major intersection of two CATSO major roadways; Bull Run Drive and St. Charles Road as well as the I-70 Interchange of Lake of the Woods/St. Charles Road.



The Planning & Zoning Commission considered this request at their October 20, 2022 meeting. Staff presented its report and Commissioners inquired about the permanence of the buffering on the lot south of the subject lot. Staff indicated that the lot was already developed with stormwater facilities and a large earthen berm along the southern property line which was encumbered with a 50-foot wide greenspace conservation easement. The easement would ensure the southern 50-feet would be maintained as a buffer in perpetuity unless vacated following formal Council action via a replat. The applicant's representative provided an overview of the request and there were no additional public comments. Following limited additional discussion, the Commission moved to approve the rezoning which passed unanimously. (8-0)

The Planning Commission staff report, locator maps, a rezoning exhibit, and meeting minute excerpts are attached.

Fiscal Impact

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

Long-Term Impact: None anticipated.

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|--------|--|
| 8/9/01 | Ord. 016976: Approved annexation and C-P zoning of the subject site. |

Suggested Council Action

Approval of the requested rezoning to M-C as recommended by the Planning and Zoning Commission.