



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2023

Re: 2205 E Brown School Road - Zoning Map Amendment (Case # 23-2023)

Executive Summary

Approval of this request would result in the rezoning of two tracts of land under common ownership at the corner of E. Brown School Road (Tract 1) and along Roger I. Wilson Memorial Drive (Tract 2) from PD to M-C and M-C to IG, respectively.

Discussion

A request by A Civil Group (agent), on behalf of DREW Properties, LLC (owner), seeking approval of to rezone two tracts of land under common ownership. Tract 1 is located north of Brown School Road across from Nathaniel Drive and is seeking rezoning from PD (Planned Development) to M-C (Mixed-use Corridor). Tract 2 is located on the western frontage of Roger I. Wilson Memorial Drive, approximately 700' north of the street's intersection with E Brown School Road and is seeking rezoning from M-C (Mixed-use Corridor) to IG (Industrial).

Tract 1 is a 1.53-acre site located in a 'Commercial' district as shown on the future land use map of the City's Comprehensive Plan. The requested rezoning is consistent with this future land use designation. This tract is a remnant parcel of the 1995 Pride Soccer Park rezoning and has not been included in subsequent development plans for the Soccer Park's development. The current permitted uses on the subject side are similar to those allowed in the current M-N (Mixed-use Neighborhood) district with two exceptions - 'Outdoor Recreation or Entertainment' and 'Accessory Drive-throughs'. These additional uses would only be allowed in the M-C zoning district. Any future development of the subject site requires approval of a development plan following a public hearing.

Tract 2 is a 5.56-acre site that is also located in a 'Commercial' district as shown on the future land use map of the City's Comprehensive Plan. The requested rezoning to IG is generally applicable to property designated 'Employment' district on the future land use map; therefore, may be considered inconsistent with the Comprehensive Plan. This tract has remained vacant in its same zoning designation since its rezoning in 1995. The applicant has stated that rezoning to IG is to improve the acreage's marketability. An assessment of the applicant's request and its compatibility with the surrounding environment is provided within the attached staff report to the Planning and Zoning Commission.

The subject sites are located within the Urban Service Area of the City and are subject to any known infrastructure capacity limitations. Any costs for utility extension/expansion would be the responsibility of the developer upon the development of the sites.

Significant public correspondence, attached, was received which details concerns with increased traffic, loss of open space, crime, noise, light, and other potential impacts attributed principally to the proposed rezoning of property to industrial uses. A letter of



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support from a member of the Board of Directors (verified separately) of the Pride Soccer Club is also attached.

The Planning and Zoning Commission considered this request at their January 19, 2023 meeting. Staff presented its report. The applicant and owner discussed neighbor concerns and rationale for their rezoning request. Several members of the public spoke in opposition of the requests. After additional Commission discussion regarding concerns of neighbors, existing zoning, UDC provisions, and potential industrial uses, two motions were made. A motion to approve the rezoning on Tract 1 from PD to M-C passed (6-1) and a motion to approve the rezoning on Tract 2 from M-C to IG was denied (7-0)

The Planning Commission staff report, locator maps, surrounding zoning graphic, Pride Soccer C-P plan, 1995 rezoning ordinance, public correspondence, 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: Public infrastructure maintenance such as roads, sewers, and water, 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: Reliable Infrastructure, 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
7/7/10	Approved revision to C-P plan of Pride/Phoenix Soccer Park. (Ord. 20665)
7/6/99	Approved Pride/Phoenix Soccer Park C P Development Plan. (Ord. 16073)
6/19/95	Approved C-P (planned commercial) and C-3 (general business) rezoning. (Ord. 14518)

Suggested Council Action

Approve the requested rezoning of Tract 1 from PD to M-C as recommended by the Planning and Zoning Commission, and

Deny the requested rezoning of Tract 2 from M-C to IG as recommended by the Planning and Zoning Commission.