



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 15, 2023

Re: 1110 Woodland Springs Court - Zoning Map Amendment (Case # 136-2023)

Executive Summary

Approval will rezone property addressed as 1110 Woodland Springs Court from PD to M-C.

Discussion

A request by A Civil Group (agent), on behalf of WTF Holding Co, LLC (owner), for approval to rezone 2.33 acres from PD (Planned Development) district to M-C (Mixed-use Corridor) district. The subject site is located southeast of the intersection of Clark Lane and Woodland Springs Court, and is commonly addressed 1110 Woodland Springs Court.

The subject site is shown as being located in a 'Commercial' district on the future land use map of the City's Comprehensive Plan. The requested rezoning is consistent with this future land use designation. The surrounding area is heavily developed with automobile-oriented commercial development permitted in M-C. This site is highly visible to interstate traffic and its proximity to the interchange supports M-C zoning. The PD Plan requirement associated with the current PD zoning is not necessary given additional regulations adopted since the site was rezoned as planned commercial in 1997. Further zoning analysis is contained within the attached staff report to the Planning and Zoning Commission.

Additionally, the subject site lies within the Urban Service Area of the City (area served by sewer infrastructure). It is served by all City utilities; however, sanitary sewer is located on an adjacent lot to the northwest and would need to be extended to this lot for service. Costs for utility extension/expansion would be the responsibility of the developer.

The Planning and Zoning Commission considered this request at their April 20, 2023 meeting. Staff presented its report and the applicant was available for questions. After limited Commission discussion, a motion was made to approve the rezoning that passed (9-0).

The Planning Commission staff report, locator maps, surrounding zoning graphic, 1997 zoning entitlement (Ord. #015131), 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
7/6/04	Approving the final plat of Woodland Springs Plat 2. (Ord. 18148)
2/3/97	Rezoning property from A-1 (Agriculture District) to C-P (Planned Business District). (Ord. 15131)

Suggested Council Action

Approve the requested rezoning from PD to M-C as recommended by the Planning and Zoning Commission.