



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: SE Corner S. Providence & Veterans United Drive – Rezoning (Case # 96-2023)

Executive Summary

Approval of this request would rezone the northern 18.32-acres of a 24.49-acre parcel from M-OF (Mixed-use Office) to M-C (Mixed-use Corridor) located at the southeast corner S. Providence and Veterans United Drive. A concurrent 13-lot subdivision to be known as “*Spring Brook*” and a development agreement (Case # 95-2023) will also appear on the Council’s June 5 agenda for consideration with this request.

Discussion

Crockett Engineering (agent), on behalf of Mid-Am Development, LLC (owner), is seeking approval to rezone 18.32-acres of a 24.49-acre property from M-OF (Mixed Use-Office) to M-C (Mixed Use-Corridor). The remaining 6.17-acres of the property will retain the site’s current M-OF zoning. A concurrent request (Case # 95-2023) proposes to divide the overall acreage into a 13-lot preliminary plat which would be subject to an associated development agreement. The preliminary plat and development agreement will appear on the Council’s June 5 agenda under separate cover. The subject site is located at the southeast corner of Providence Road and Veterans United Drive and includes a portion of Lot 1A of State Farm Subdivision-Block 2.

The subject parcel is part of the former State Farm Insurance Company Corporate Campus that is now occupied by Veterans United. The property was annexed into the City in 1988 and was zoned R-1. Between 1988 and 1990 the acreage was rezoned to O-1 (Office) and remained as such until March 2017 when it was recoded to M-OF as part of the adoption of the Unified Development Code. The 24.49-acres was platted in 2020 as Lot 1A of State Farm Subdivision Block 2.

Surrounding development consists of a mix of office, medical, and institutional uses. To the north is the MU South Providence Medical Facility, to east is the campus of Veterans United, to the south is undeveloped Boone County property zoned R-S, and to the northwest is Rock Bridge Senior High School, and directly west is office development within a PD district that is associated with the Corporate Lake Development.

The subject property is located within the Urban Services Area as shown within the Comprehensive Plan and is served by all City services. There are no know capacity issues associated with the existing infrastructure systems and they are capable of supporting the increased development intensity that would result on the acreage should the request be approved.



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Given the increase in development intensity and in accordance with the UDC, the applicant was required to prepare a traffic impact analysis (TIA). As a result of the TIA, off-site improvements have been identified and are more completely discussed with the associated preliminary plat request (Case # 95-2023). A development agreement between the City and applicant is proposed to ensure that the impacts to the transportation system are addressed to ensure continued system functionality as well as enhance potential pedestrian access to on-site development.

The subject site is located at the intersection of an expressway (S. Providence) and a major collector (Veterans United Drive) and is classified as an "Employment" district on the Future Land Use Map of the Comprehensive Plan. This current classification is intended to accommodate a mix of employment uses including manufacturing, convenience retail, personal services, and multi-family residential. This designation is due to the use of the property at the time the Comprehensive Plan was adopted in 2013.

The proposed M-C zoning on the 18.32-acres of the site is most analogous to the "Commercial" designation shown on the future land use map which is consistent with what is to the west, south of Southampton Drive. The subject site is located approximately 1/2 mile south of Grindstone Parkway where a significant number of auto-oriented land uses and other commercial business exist. Given this close proximity, questions may arise as to why the rezoning of this property to a similar classification is needed or necessary.

With respect to this observation, it should be noted that this site is at a signalized nodal location along an expressway and major collector which are often considered "prime" for the proposed uses allowed within the M-C district. The M-C zoning district is intended for auto-oriented development with high-visibility and access to significant roadway corridors such as those adjacent to this parcel. Furthermore, such a rezoning would offer walkable opportunities to services potentially desirable by students/teachers/visitors to Rock Bridge High School (an open campus) as well as employees of VU and the MU Medical facilities located immediately adjacent to the east and north.

The Planning and Zoning Commission considered this request at its May 4, 2023 meeting. The staff provided its report and the applicant's agent provided an overview of the request and was available to answer questions. Commissioners sought clarification on conversations with Columbia Public Schools (CPS) about the request and the types of uses potentially allowed under the new zoning with concern being expressed about cannabis establishments. Staff responded that CPS had not responded to the request and that presently all licenses for cannabis uses (i.e. dispensaries) locally have been issued. Following limited additional discussion, a motion was made to approve the requested zoning which passed by a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, zoning graphic, proposed preliminary plat, and meeting minute excerpts are attached for review.



Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A

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: Livable & Sustainable Communities, Tertiary Impact: Economic Development

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning of the northern 18.32-acres of the subject 24.49-acre property from M-OF to M-C as recommended by the Planning and Zoning Commission.