



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 15, 2019

Re: Auburn Hills Commercial (Case #143-2019)

Executive Summary

Approval will rezone approximately 32.38 acres generally located east of N. Hwy. 763, north of Brown School Road, south of International Drive and west of Edenton Drive from PD (Planned Development) to Mixed-use Corridor (M-C), Mixed use-Neighborhood (M-N), and Mixed-use Office (M-OF).

Discussion

A Civil Group (agent) on behalf of the Callaway Bank (owner) requests rezoning of 32.38-acres of property on the northeast corner of N. Highway 763 and Brown School from PD (Planned Development) to M-C, M-N and M-OF zones. The property was zoned C-P (Planned Business District), now PD, in 2001 as part of the larger 200+/- acre Auburn Hills rezoning. The statement of intent (SOI) permitted all in the C-3 zone plus some uses typically found in light industrial or agricultural zones.

M-C zoning is requested for approximately 24.8 acres on Lots 1202 and 1203 of Auburn Hills Plat 12 and Lots C1502, 1503, C1503, 1504, C1504 and a portion of Lot 1502 of Auburn Hills Plat 15. Lot 1502 is proposed to be split-zoned with a combination of approximately 11.7 acres of M-C zoning, 3.7 acres of M-N zoning, and 4 acres of M-OF zoning.

This request does not include all of the 2001 Auburn Hills PD zoned property nor does it include all of the property shown on the 2007 C-P Plan for the area entitled "Auburn Hills South 32.8-acres C-P Plan", such as the Moser's grocery store. While this is the case, it should be noted that the PD zoning and PD Plan remain unchanged for those parcels and they will continue to be restricted by the provision of the existing C-P ordinance. The excluded property includes the PD Plan for the new Molly Bowden Neighborhood Policing Center development on the south side of International Drive.

This property is presently bank-owned and the applicant has indicated a desire to rezone the property to allow for sale to developers. Removing the property from a controlled, planned district and placing it in open zoning requires analysis of the potential impacts of the action on the site and the adjacent land use pattern of neighboring properties. Overall, review found the request is generally no more intensive than the approved PD zoning for the site, and the UDC affords greater neighborhood protection, landscaping and buffering standards than were afforded at the time of the site's initial zoning and development plan adoption.

The introduction of M-N and M-OF zoning on lot 1502 is much more restrictive than the PD plan presently permits in terms of uses, and provides a "stepping down" transition from the



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requested M-C areas and the R-1 property east of Edenton Boulevard. The requested M-C uses are analogous to the uses already permitted by the PD zoning's SOI and may be considered a slight "downzoning" given the additional non-C-3 uses have been eliminated and new use-specific standards apply to several uses within the M-C district.

Straight zoning may benefit the applicant in facilitating the sale of project acreage by reducing development uncertainties and the need for planned development plan revisions. Furthermore, the City may benefit from the rezoning given straight zoned parcels are generally a simpler task for City staff administer. Finally, the rezoning request is not inconsistent with the site's *Columbia Imagined* Comprehensive Plan designation as a Commercial District, which is intended to provide a mixture of commercial activities to provide for regional shopping and service needs.

The Planning and Zoning Commission considered this request at their June 20, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. Following discussion, a motion to approve the rezoning request passed (7-0).

The Planning Commission staff report, locator maps, zoning exhibit, previously approved zoning (Ord. 017005), Auburn Hills South 32.8 Acres C-P Plan, 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable



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Legislative History	
Date	Action
2001	Approved rezoning to C-P (Ord. 017005).
2007	Approved the Auburn Hills South 32.8 Acres C-P Plan (Ord. 019645)

Suggested Council Action

Approve the Auburn Hills Commercial rezoning as recommended by the Planning and Zoning Commission.