

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 6, 2025**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Broad Park LLC (owner), for approval to rezone 73.75-acres of property from PD (Planned Development) to R-MF (Multiple-Family Dwelling) to allow for residential development under an open zoning district. The subject site is located south of the intersection of Timber Road and Green Valley Drive, and includes the address 1 Broadway Village Drive.

DISCUSSION

The applicant seeks to rezone the 73.75-acre property contained within the Broadway Village PD Plan and final plat in order to facilitate additional development on the subject site. The original Broadway Village PD Plan was approved September 17, 1984, for the purpose of allowing residential multi-family development. The current site is comprised of 54 buildings, each with eight two-bedroom dwelling units, for a total of 432 dwelling units or a gross density of 5.74 du/ac. Based on review of City Council minutes associated with the approval of the PUD (now PD) zoning and development plan, it was determined that the purpose of the zoning actions was to ensure that overall site was not “overly” developed and that buffering between the existing R-1 zoning was maintained. The site, as currently improved, complies with this intent and has been so built-out that it cannot expand without a formal PD revision.

The applicant informed staff, during this request’s concept review, that the purpose of the rezoning would be to ease the administrative processes related to possible additional development in the southeast corner and south-central portions of the site which are presently underutilized. Under PD zoning, the applicant is required to apply for a PD Plan Amendment for every additional development phase proposed. Approval of an open zoning district would eliminate this requirement and allow the applicant to seek building permits for additional residential structures provided such construction was compliant with current R-MF zoning standards and building code requirements.

If the acreage were to be rezoned to R-MF, the overall site could be redeveloped at a density of 17.4 du/ac; however, would also be required to meet several UDC standards such as stormwater, tree preservation, neighborhood protections, parking, etc. that were non-existent at the time of site development in 1984. Rezoning to R-MF would not create any non-conformities with respect to the existing multi-family residential structures and related accessory recreational facilities currently on the acreage. Any new development proposed would be governed by the current regulatory standards of the UDC.

The subject site is surrounded by R-MF to the northeast and southwest, PD to the north (on the north side of East Broadway), and R-1 in all other directions. The site is also within proximity to Highway 63 to the east. To the north of the site is the Broadway Marketplace commercial subdivision which is located within the PD district. There is a FP-O overlay (Floodplain overlay) along the west side of the property, located over a portion (three holes) of the former Stephens College golf course, as well as in the southeast corner of the site.

All property owners, tenants, and occupants were notified of this request via postcard, letter, and posted public notice sign on the property. For each mailing, staff notified 520 owners and tenants and 4 neighborhood associations. Staff has received calls from residents of Broadway Village voicing concerns about potential redevelopment of the property and their possible displacement. It should be noted that per the City’s Neighborhood Services Division of the Housing and Neighborhood Services Department, staff was able to clarify that any currently signed lease would need to be fulfilled if the owners of the property were to demolish structures and redevelop the site in whole or in part.

As mentioned, the applicant has indicated that the intent of this request is to eliminate the PD Plan administrative burdens associated with redevelopment of the underutilized portions of the site which exist

in the southeast and south-central sections of the overall development. There has been no expressed intent to redevelop any of the existing site with current residential structures. While redevelopment of the underutilized areas would potentially allow for greater density than that found elsewhere on the property staff does not believe such increases would be inappropriate. These locations are generally isolated from adjacent off-site development and/or otherwise constrained by environmental features that are presently more significantly regulated than in 1984.

The Future Land Use Map of Columbia Imagined identifies the subject site as being located within the Residential district. This district accommodates a broad mix of residential uses and also support a limited number of nonresidential uses that provide services to neighborhood residents. Given the location of the subject acreage at the southwest of the US 63 interchange with East Broadway and adjacent commercialized land to the north, the current net development density of 5.86 du/ac is believed to be inconsistent with the land use context.

Rezoning to R-MF and allowing redevelopment of the underutilized areas of the site would permit development that better matches the now existing land use context and would further several goals and objectives of the October 2024 Boone County/City of Columbia Housing Study. And, while full redevelopment of the site has not been expressed as purpose of this request, if such action were to occur, staff believes that the city's current regulatory standards are capable of maintaining the underlying intent for why PUD zoning was assigned to the acreage in 1984. Full redevelopment of the acreage will trigger many additional regulatory requirements that were not contemplated in 1984 many of which specifically would address land use conflicts that may arise. Furthermore, rezoning would reduce the administrative burdens associated with the production of housing units that are critically needed to address the existing shortage in a location believed capable of supporting those additional units based on the existing land use conditions that have evolved since 1984.

CONCLUSION

Given the subject acreage's location along major transportation corridors, its access to employment and services, its existing developed conditions and their conformity to the current R-MF zoning district standards, as well as the acreage's land use designation as shown within Columbia Imagined, staff believes that the R-MF district is appropriate for the subject site. Approval of the rezoning request would allow the applicant to add additional dwelling units to the subject site without needing to apply for a PD Amendment. Both actions, in staff's opinion, are avenues for activating the acreage's underutilized areas which would be a benefit to the community and result in furthering the goals and objectives articulated within the recently completed Boone County/City of Columbia Housing Study.

RECOMMENDATION

Approve the request to rezone the 73.75 acres from PD (Planned Development) to R-MF (Multiple-Family Dwelling)

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit
- 1984 Approved PD Plan

SITE CHARACTERISTICS

Area (acres)	73.75
Topography	Hilly terrain
Vegetation/Landscaping	Wooded creek to the west, south
Watershed/Drainage	Perche/Hinkson Creek
Existing structures	Multi-family residential structures

HISTORY

Annexation date	1964
Zoning District	PD (Planned District)
Land Use Plan designation	Residential
Previous Subdivision/Legal Lot Status	Broadway Village

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Green Valley Drive	
Location	Northern frontage
Major Roadway Plan	Local Residential
CIP projects	None
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Stephens Lake Park, Shepard Boulevard Park-School, Wyatt Park, Clyde Wilson Memorial Park, Cliff Drive Park
Trails Plan	SLP Perimeter Trail, Stephens Lake Trail, Hinkson Creek Trail, Shepard Park Trail, Clyde Wilson Memorial Park Trail, Hominy Creek Trail, Rollins Street Connector,
Bicycle/Pedestrian Plan	None adjacent to site

PUBLIC NOTIFICATION

560 “public hearing” letters were mailed to property owners and tenants within 185-feet of the subject property. 1 letter was provided to the Council Ward representative. 2 letters were sent to neighborhood associations and homeowners associations within 1,000 feet of the subject site. All “public hearing” letters were distributed on October 20, 2025. The public hearing ad for this matter was placed in the Tribune on October 21, 2025.

Public Notification Responses	None
Notified neighborhood association(s)	Smithton Homeowners Assoc., East Campus Neighborhood Assoc., Hinkson Creek Valley Neighborhood Assoc., Shepard Boulevard Neighborhood Assoc.
Correspondence received	No letters received at time of writing

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Report approved by Patrick Zenner