

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 22, 2023

Case Number 165-2023

A request by Haden & Colbert (agent), on behalf of PL Real Estate, LLC (owner), seeking approval to rezone 13.93 acres of property from the PD (Planned Development) district to the M-C (Mixed-use Corridor) district. The subject site is located southeast of the intersection of Grindstone Parkway and State Farm Parkway, and includes the address 1110 Nifong Boulevard.

MS. LOE: May we have a staff report, please?

Staff report given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning to M-C.

MR. ZENNER: While Mr. Palmer has pointed out that Grindstone Plaza Drive will extend southeast of this property to Nifong, the immediately adjacent eastern parcel moving to the east of the subject site has been submitted for a requested rezoning, and it is proposed at this point that that property be considered for M-N. So you're isolating the most intense M-C at the corner, which is where it would be appropriate, and we're starting to taper out moving eastward with less intense zoning. So while that request has not yet been considered, it is in-house. It would basically follow the property line where you see the A on the graphic. There is a property line right there. It is just to the west of the extension of Grindstone Plaza Drive. So as Grindstone Plaza Drive is extended to provide possible access to the immediately adjacent parcel to the east that's owned by Chester Edwards, it is possible then that that extension of Grindstone Plaza Drive does provide a back door into the larger M-C parcel also providing access to the M-N that is proposed and providing additional connectivity to East Nifong there at the intersection. So when you take that collectively, and you look at the potential development that would occur on that, the traffic study, as Mr. Palmer points out is more than likely going to be a requirement as we look at the development, but we're also getting proper transitioning off the more intense corner back moving into the residential development and agricultural development moving eastward from State Farm Parkway-Nifong. So that is -- right now, this corner is a hot spot, and the extension of the roadway of Grindstone Parkway or Plaza Drive is possibly going to be accelerated as a result of that to gain proper access to make these two parcels, should they both rezoned, effectively utilized, and utilizing the transportation system. Traffic access directly onto State Farm Parkway from the current subject tract could be very limited given the types of uses and its location with respect to the major intersection of Nifong, Grindstone, and Green Meadows. So again, to say the least, all of that will be addressed as a

part of the site plan review process once an actual development plan is submitted, which we do not have. The applicant may be able to provide more information as to what the intended uses are on the property and how it may be subdivided. But just thought I'd point that out before we got to the recommendation here for the subject site. We do have a little bit more in context in the wings.

MS. LOE: Thank you, Mr. Zenner. Thank you, Mr. Palmer. Before -- was it -- did that conclude the report?

MR. PALMER: I just -- my recommendation is for approval, so --

MS. LOE: Thank you. Before we move on to questions for staff, I would like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission now so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? Commissioner Carroll?

MS. CARROLL: Did the PD plan -- did the SOI with the original PD plan there include or allow for any form of residential housing?

MR. PALMER: Yeah. It was anything in R-3, which was single to multi-family, everything.

MS. CARROLL: Thanks.

MS. LOE: Additional questions for staff?

MS. CARROLL: May I ask another one?

MS. LOE: Commissioner Carroll, please?

MS. CARROLL: There appears to be -- there's a PD to the west of this property, just past State Farm Parkway on the other side of the parcel. That's for Case 166. This PD just passed that. It looks like there's residential housing under that PD; is that correct?

MR. PALMER: Yeah. It's a multi-family development.

MS. CARROLL: It's a multi-family? Yeah. Okay. Thanks.

MS. LOE: Any additional questions for staff? If there are none, we will open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: We give six minutes to a group, three minutes to an individual. Please provide your name and address for the record.

MR. COLBERT: Sure. Madam Chair, members of the Commission, Caleb Colbert, attorney, at 827 East Broadway. And I thank you for your time this evening. I actually just wanted to jump in. Mr. Palmer indicated that we hadn't received any public comments, but Mr. Edwards had submitted a letter of support. Was that included in the packet?

MS. LOE: Uh-huh.

MR. COLBERT: Okay. All right. Thank you. To give you a little background on the property, this site was originally zoned planned to facilitate the headquarters of a bank. That project did not materialize, so the property owner is now in a position where they would like to move forward with either selling the property or developing it. And in order to do that, they would like to move it out of the planned district.

And as we have discussed on many occasions, we're trying to move away from those planned districts. So once we decided we were going to move to some sort of open district, we -- we looked at what districts would be appropriate for the site. And again, we looked at the surrounding land uses, the surrounding zoning, the road network, all those sorts of things. And as Mr. Palmer indicated as far as the roads were located at a major, signalized intersection, you have a major arterial in Grindstone to the north, State Farm Parkway is a major collector, Nifong Boulevard is a collector, and the extension of Grindstone Plaza is proposed to be a collector. So essentially, again, you have a very sufficient, very high-traffic area to locate this property or to support the M-C zoning. So aside from the existing road network, we look at the surrounding land uses. If you stand at this property and look at the northwest corner of the intersection, you have a major retail development. If you look at the northeast corner of the intersection, there's a major retail development. To the east, you have the Red Oak development, the PD there that allows for most C-3 uses. So under the old zoning code, C-3 was sort of comparable to M-C, what we have today. In that development, you have automotive oriented type businesses. You have Auto Zone, Plaza Tire, banks with a drive-through, restaurants, that sort of thing. All uses that would be sort of consistent with M-C zoning. And again, as Mr. Palmer indicated, the property owner to the east -- directly to the east, Mr. Edwards, submitted his letter of support and is looking to rezone his property to M-N. So ultimately, we feel like M-C is supported when you look at the surrounding uses, the surrounding road network, all those sorts of things. We did speak to the owner of the town homes on the west side of that intersection, and he indicated that he supported this. He did not have any objections to the requested rezoning for either property that we're going to talk about. And, of course, on the south side of Nifong Boulevard, that property is owned by the same family that owns the property that we're discussing this evening. With that, I would be happy to answer any questions.

MS. LOE: Thank you, Mr. Colbert. Are there any questions for this speaker? Commissioner Wilson?

MS. WILSON: There was a point earlier made to ask what would be going -- what are the potential things that could be going here?

MR. COLBERT: So we have not approached or been approached by any final end user, so we don't the answer to that question. It could be any of those uses that are allowed in the M-C zoning district.

MS. WILSON: Follow up. So the reason that I'm asking is because, probably not that important, but once a year, that space is going to have horrible traffic, which is when we have VU allowing us to go through to do the Christmas viewing of, you know, all of that, so just something to think about.

MR. COLBERT: Sure. Yeah. Absolutely.

MS. LOE: Any additional questions for this speaker? I see none. Thank you, Mr. Colbert.

MR. COLBERT: Thank you.

MS. LOE: Any additional speakers on this case? If there are none, we will close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner comment? Commissioner MacMann?

MR. MACMANN: I don't see an issue with this, and I think it's very appropriate, and with the M-N next to it is fine, and with the family fine with it, I don't see if there's any issue whatsoever. With that in mind, if my fellow Commissioners don't have any more questions or concerns, I have a motion. Seeing none. In the matter of Case 165-2023, 1110 East Nifong, rezoning from PD to M-C, I move to approve.

MR. DUNN: Second.

MS. LOE: Moved by Commissioner MacMann, seconded by Commissioner Dunn. We have any discussion -- we have a motion on the floor. Any discussion on this motion? Seeing none.

Commissioner Carroll, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Stanton, Mr. Dunn, Mr. MacMann, Ms. Carroll, Ms. Placier, Mr. Ford, Ms. Wilson. Motion carries 8-0.

MS. CARROLL: We have eight to approve; the motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. That brings us to our second case of the evening.