



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 6, 2025

Re: 1591 East Prathersville Road – Permanent Zoning (Case # 25-2025)

Executive Summary

Approval of this request would establish IG (Industrial) district zoning, subject to annexation, as the permanent City zoning on a 7.71-acre parcel of land located east of the intersection of Highway 763 and East Prathersville Road. The site includes the address 1591 East Prathersville Road. The subject site is currently zoned Boone County M-LP (Planned Manufacturing). This request is being considered concurrently, under separate cover, with Case #45-2025, a request to annex the subject 7.71-acre parcel into the City.

Discussion

Crockett Engineering (agent), on behalf of Club Car Wash Prathersville L.L.C. (owners), are seeking approval to have 7.71-acres annexed into the City of Columbia and have it assigned IG zoning as its permanent City zoning. The subject property is located east of the intersection of East Prathersville Road and Highway 763 and is addressed 1591 East Prathersville Road. The property is presently zoned County M-LP. A concurrent request (Case #45-2025) seeks approval of the voluntary annexation of the site.

The subject property is presently zoned County M-LP and is adjacent R-M (Moderate Density Residential) zoning to the north and east, County M-L (Light Industrial) to the south, and undeveloped City IG zoning is to the west. There is also one County C-G (General Commercial) lot near the southern corner of the easternmost edge of the subject site that is presently undeveloped.

The site is bound on its southern edge by East Prathersville Road and a private drive to the east. The large R-M zoned acreage to the north of the subject site contains industrial uses rather than residential uses, so that zoning classification does not match existing uses on the site. Additionally, several of the M-L lots to the south are vacant or contain residential uses. The surrounding land use pattern is significantly inconsistent with its zoning designations.

The permanent zoning request is being made to address a provisions of an existing sewer connection agreement (attached) which states that the property shall annex into the City if redevelopment occurs which results in a sanitary sewer flows increasing by 10% or more. The is proposed to be modified such that this provision is triggered. If annexed, the site will continue to be served by the Boone County Regional Sewer District (the District) and the District will pay the City a fee equal to 0.80 times what a customer inside the city limits would for standard sanitary service. The site is presently improved with offices and a distribution center for Club Car Wash and the amount of office space within the principal building on



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the site is proposed to be modified such that projected sanitary flows from the renovated building will exceed the 10% threshold triggering the annexation requirement.

The requested zoning district is considered consistent with the "Employment District" designation for the property as shown on the Future Land Use Map within Columbia Imagined and that of the current County zoning. The employment district is intended to accommodate basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the city and includes supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.

The only zoning districts that would support the existing uses on site (warehouse/distribution center, offices) are M-BP and IG, and warehouse/distribution, in M-BP, would be regulated by the use specific standards in 29-3.3(dd) of the City of Columbia Unified Development Code. The only uses identified on the development plan submitted to the County (attached) were warehouse/storage and office. IG zoning would be the most prudent to ensure conformance of existing uses on the lot while providing the site more flexibility in terms of appropriate uses if redeveloped later. This zoning designation is also consistent with existing uses to the north and expected future uses to the west, which, again, is zoned City IG and is of comparable size (> 5 acres).

After a brief presentation from the agent of the owner, the Planning and Zoning Commission made a motion to approve the requested IG zoning as the site's permanent City zoning subject to annexation. The motion passed by a vote of 8-0.

The Planning and Zoning Commission staff report, locator maps, zoning graphic, sewer connection agreement, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Not Applicable, 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



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Legislative History

Date	Action
01/06/2025	Held required public hearing on annexation
12/16/2024	Set public hearing on annexation.

Suggested Council Action

Approve the requested IG zoning as the subject site's permanent City zoning, subject to annexation, as recommended by the Planning and Zoning Commission.