



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 1, 2025

Re: 1 Broadway Village Drive - Rezoning (Case #335-2025)

Impacted Ward: Ward 6

### Executive Summary

Approval of this request would rezone 73.75-acres of land from PD (Planned Development) to R-MF (Multiple-Family Dwelling) zoning. The parcel is located south of the intersection of Timber Road and Green Valley Drive, and includes the address 1 Broadway Village Drive.

### Discussion

Crockett Engineering (agent), on behalf of Broad Park, LLC (owner), is seeking approval of R-MF zoning on 73.75-acres of land located south of the intersection of Timber Road and Green Valley Drive. The subject site is currently zoned PD (Planned Development) and is fully developed as the Broadway Village Apartments according to the approved and attached PUD plan. The applicant seeks to rezone the property to R-MF to ease administrative burdens associated with expanded development on the site, as any modifications or expansions to the site would require a PD Plan Amendment under the current zoning.

The subject site is surrounded by R-MF zoning to the northeast and southwest, PD zoning to the north (on the north side of Broadway), and R-1 zoning in all other directions. The site is identified as being within both the "Neighborhood District" and the "Commercial District" per the Future Land Use Map of Columbia Imagined. The R-MF zoning sought is considered consistent with both the "Neighborhood District" designations described within Columbia Imagined. The "Neighborhood District" is intended to accommodate a broad mix of residential uses, and supporting, small-scale commercial uses.

The subject site's original PD Plan was adopted in September 1984 for the purposes of multi-family development. The PUD zoning and adopted development plan were sought to address the impacts of multi-family development on the site by limiting its scope in terms of permissible density and location of development on the site to less sensitive areas. Given the limitations established in 1984 with respect permitted land uses as well as advancements in neighborhood protections and other regulatory processes since that time, staff believes the requested R-MF zoning is the most appropriate zoning district to seek in efforts to reduce unnecessary regulatory barriers in utilizing under-utilized areas of the acreage to address current housing needs.

If this subject site is zoned out of PD, all building construction would be subject to typical R-MF district dimensional standards, parking requirements, permitted uses, and all other regulations within the UDC. Furthermore, given the city adopted stormwater regulations in 2007 and has enhanced floodplain/floodway development restrictions, the existing PUD

plan's protection of these features are no longer believed essential since contemporary code provisions provide the same, if not, enhanced protections ensuring future development on the site is "context" sensitive. Staff identified that the site is impacted by the City's Floodplain Overlay (FP-O) and FEMA floodways along the southern and western portions of the subject site. The UDC provides provisions for permitting construction within the FP-O in a manner that minimizes downstream impact. FEMA Floodways are prohibited from structure construction within their boundaries.

Staff believes R-MF zoning accomplishes the goals of the Comprehensive Plan, notably retaining the future land use designation of this parcel as residential, and furthers the goals and objectives articulated within the recently completed Boone County/City of Columbia Housing Study. R-MF zoning at this site would not create any non-conformities for the structures present at this site. Furthermore, the approval of the R-MF zoning also acknowledges the changed land use conditions since 1984 within the immediate area, specifically, intense commercial zoning and employment uses to the north and expanded access to the US 63 corridor. The rezoning of the site to R-MF would still provide a transitional buffer to the less intense R-1 zoning to the south and southwest.

The Planning & Zoning Commission considered this request at their November 6, 2025 meeting. Staff presented its report and responded to several Commissioner questions. The applicant was present to answer Commissioner questions and a representative of the owner spoke in support of the request. Six members of the public spoke, raising concerns about downstream flooding impacts, potential increase in traffic, the potential loss of green space. One speaker stated that the flooding was enough of a concern that the site should stay zoned PD. Following limited additional discussion, the Commission made a motion to approve the requested R-MF rezoning that passed unanimously with a vote of 7-0.

The Planning and Zoning Commission staff report, locator maps, rezoning graphic, 1984 approved PD Plan, public correspondence, and meeting minute excerpts are attached.

#### Fiscal Impact

Short-Term Impact: None are anticipated. Costs associated with the extension or relocation of utilities to serve new construction to be borne by the applicant.

Long-Term Impact: Limited. Potential enhanced costs in public utility maintenance, solid waste collection, and public safety service provisions may be incurred. Such increases in costs may or may not be off-set by increased property tax collection and/or user fees.

#### Strategic & Comprehensive Plan Impact

##### Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

##### Comprehensive Plan Impacts:



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Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the request to rezone 73.75-acres from PD (Planned Development) to R-MF as recommended by the Planning and Zoning Commission.