



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 4, 2023

Re: Corrective Ordinance – Rezoning (Case # 218-2023)

Executive Summary

Approval of this request would amend Ordinance # 025464, approved on October 2, 2023, to correct a scrivener's error in the legal description submitted with the rezoning of the subject property from PD (Planned Development) to M-N (Mixed-use Neighborhood). The legal description used within the legislation indicated a total of 3.65-acres of PD zoned land were sought to be rezoned when only 3.06-acres existed. The additional 0.59-acres lies north of a section line crossing the subject acreage and is designated as R-1 (One-family Dwelling) district. The applicant's interest in rezoning the subject property was only to remove the PD designation south of the section line and not the R-1. The attached ordinance will correct the error and ensure the applicant's intent is honored as well as the City's zoning maps are accurate.

Discussion

On October 2, 2023, the City Council approved Ordinance #025464 rezoning 3.65-acres from PD (Planned Development) to M-N (Mixed-use Neighborhood) located northwest of the intersection of Rolling Hills Road and Highway WW from. Staff, as part of updating the City's zoning maps, has discovered that the legal description submitted and used for the request contained a scrivener's error. The acreage described in the submitted legal contained more area than that intended to be rezoned.

The attached ordinance, if approved, would correct the error and reduce the amount of land zoned from PD to M-N by approximately 0.59-acres. The removed acreage is north of a section line that crosses the applicant's property and will remain zoned R-1 as was the applicant's intent with seeking the rezoning of the balance of the property. The R-1 portion of the applicant's property is undevelopable given environmental constraints and its size relative to required setbacks.

Revised locator maps and the revised legal description are attached for review.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
10/02/23	Approved rezoning from PD to M-N. (Ord. 025464)
07/05/05	Approved annexation and permanent zoning. (Ord. 018558)

Suggested Council Action

Approve the amendment to Ordinance # 025464 and authorize the rezoning of 3.06-acres from PD to M-N located at the northwest corner of Rolling Hills Road and Highway WW.