



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2026

Re: Rezoning - Centerstate Plat 7A (Case # 76-26)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would result in the rezoning of Lots 2A and 2B of Centerstate Plat 7A from PD (Planned Development) to M-C (Mixed Use – Corridor). The 5-acre subject site has a concurrent resubdivision request under separate cover to replat Lots 2A and 2B of into Lots 2A1 and 2B1 of Centerstate Plat 7B (Case #77-26). The site is located directly southeast of the intersection of Woodard Drive and Vandiver Drive, and is unaddressed.

Discussion

Allstate Consultants (agent), on behalf of DLP Properties LLC (owner), is requesting approval of a rezoning of 5 acres of land from PD to M-C. A concurrent resubdivision request (Case #77-26) appears as a separate agenda item on the Council's April 6 meeting. The proposed resubdivision is contingent on approval of the rezoning request. The new layout maintains two total lots within the 5-acre parcel; however, the acreage between the lots is being redistributed. The 5-acre subject site is located southeast of Woodard Drive and Vandiver Drive, and the site has never been developed, nor has a site-specific PD Plan been submitted for the property.

The subject site was annexed into City limits in 1966, where it was assigned A-1 (Agriculture) zoning. In 1998, the acreage was rezoned from A-1 to C-P (Planned Commercial) as part of "Tract C" of the Centerstate Development, where all former C-3 (General Business District) district uses were permitted to be developed, with the exception of halfway houses, farm machinery sales and services, drive-in theatres, and machine shops. The remainder of the property included in that rezoning request has since been developed for commercial uses, but these two lots have remained vacant.

The former C-3 zoning district most closely mirrors what is now the M-C (Mixed-use Corridor) zoning district within the Unified Development Code. Rezoning this site from PD to M-C would eliminate the opportunity for site-specific plan review by the Planning and Zoning Commission and City Council, but uses that could presently be pursued without a statement of intent modification would be consistent with uses that could be pursued if rezoned to M-C.

The zoning ordinance describing the land and the uses permitted on the subject site is attached to this report. At the time of rezoning in 1998 there were no site-specific design parameters adopted for the portions of the property zoned C-P. At that time, such parameters would have been established with a site-specific development plan.

The potential loss of control over the siting and scale of structures on the site, should the property be rezoned, is not believed to be detrimental to the City. Rezoning would also reduce friction during the development process, as modifications to site or building plans would not require a public hearing, and minor modifications would not require administrative

approval by the Director of Community Development. Additionally, any proposed use that would result in greater than 100 trips at peak-hour factor would require a Transportation Impact Study (TIS) to be performed, which would inform requisite additional roadway improvements to accommodate the prospective intensity of the uses.

PD is the only zoning district that abuts or is in close proximity to the subject site. South of Vandiver, nearby parcels have been developed within the PD district and contain commercial developments, with the nearest use being Menards. The subject site has been identified as being within the "commercial" district as shown on the 2013 Comprehensive Plan Future Land Use Map.

If rezoned, development opportunities in the M-C district would align with this designation. While the rezoning would technically result in inconsistencies as far as zoning districts are concerned, it would not permit uses inconsistent with the site and surrounding area's existing C-P zoning. Additionally, two of the lots contained in the original rezoning from 1998 have since been rezoned to M-C (3310 Vandiver Drive, 3615 Vandiver Drive).

The site has access designed appropriately to accommodate commercial uses, and the surrounding road network has capacity to handle increased trip volumes associated with potential site development. As noted, development generating more than 100 trips at peak-hour would trigger a TIS which may result in additional improvements to the transportation network. Vandiver is classified as a major arterial in this area as well, which lends itself to increased capacity for commercial traffic, and aligns with intended uses around this site as a commercial node.

During the March 5, 2026 Planning and Zoning Commission regular meeting, staff provided a presentation for this case. After staff's presentation, the Commission did not have any questions for staff and opened the public hearing. A representative of the agent was present for questions, but there were none. Following closure of the public hearing, the Commissioners moved to approve the rezoning, which was unanimously approved with an (8-0) vote.

The Planning & Zoning Commission staff report, locator maps, zoning graphic, previously approved rezoning ordinance, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.

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

Legislative History

Date	Action
04/06/1998	Approved rezoning of site from A-1 to C-P (Ord. 015580)
08/08/1966	Approved annexation and permanent zoning of site to A-1 (Ord. 3000)

Suggested Council Action

Approve the rezoning of the subject property from PD to M-C, as recommended by the Planning and Zoning Commission.