

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 20, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of the Chester-Vonda Edwards Trust (owners), seeking approval to rezone 9.94 acres of property from the A (Agriculture) district to the M-N (Mixed-Use Neighborhood) district. The subject site is located 600' east of the intersection of Nifong Boulevard and State Farm Parkway, and includes the address 1215 Nifong Boulevard. **(Case # 191-2023)**

DISCUSSION

The applicant is seeking to rezone 9.94-acres of property located approximately 600-feet east of the intersection of State Farm Parkway and Nifong Boulevard from A to M-N. The current zoning on the site was approved with its annexation in 1969. A recent request to rezone the adjacent property to the west was considered by the Planning & Zoning Commission and recommended to be rezoned from PD to M-C. The Commission's recommendation is pending final action by City Council on August 7, 2023.

The subject site lies in a transitional area between potential commercial uses concentrated at the node created by Grindstone Parkway, Nifong Boulevard, and State Farm Parkway and less intense development to the south and east. While the site's location is removed from the node, it is situated in proximity to the future extension of Grindstone Plaza Drive which is shown as a planned major collector on the CATSO Major Roadway Map (MRP). Once extended, Grindstone Plaza Drive would connect the existing commercial development at The Shoppes at Red Oak, north of the subject site, and the broader Grindstone Parkway commercial corridor, south to Nifong Boulevard.

The CATSO map locates this roadway extension just to the east of the subject property on an adjacent piece of agriculturally-zoned property. The roadway connection will likely serve the subject site, as well as the adjacent property to the west once completed. To facilitate this connection in advance of the proposed development of the agricultural tract east of the subject site, the proposed location as shown on the MRP may be shifted to the eastern boundary of the subject site as the site is developed to ensure the added access is available.

In addition to the unique situational factors of the site, zoning changes are typically evaluated for consistency with any relevant goals of the City's comprehensive plan and its future land use designation. The comprehensive plan identifies the subject site as being within the "Neighborhood District" land use category, which is described as follows:

"The neighborhood district accommodates a broad mix of residential uses and also supports a limited number of nonresidential uses that provide services to neighborhood residents."

Similar to the property west of the subject parcel, this location would support greater development intensities with the completion of Grindstone Plaza Drive. However, the subject site would still be considered transitional in regards to the intensity of uses considered appropriate on the property. Land further to the east and on the south side of Nifong Boulevard as noted are zoned for agriculture and residential uses. The subject property is suited well to meet the primary intention of the M-N district, which is to provide shopping and service facilities in or near residential neighborhoods, as defined by the UDC.

Proposals that are anticipated to generate more than 100 vehicle trips during the peak hour will require the completion of a traffic study; however, given the off-node location of the subject site such uses are not anticipated. If such a use is proposed and depending on the findings of such study, it is possible that specific development-related traffic improvements may be required to mitigate the impacts that future site development will create on the adjoining roadways.

Conclusion

Given the site's context and anticipated development patterns, M-N zoning in this location is believed appropriate in this location. The UDC contains provisions relating to neighborhood protections and development requirements that are intended to mitigate any potential impacts resulting from increased land use intensity. These requirements will be addressed at the time formal development plans are submitted for review. The proposed rezoning will result in development that is consistent and complimentary to the surrounding development patterns.

RECOMMENDATION

Approval of the requested rezoning to M-N.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	9.94
Topography	Generally flat
Vegetation/Landscaping	Turf, scattered timber, wooded along northern property boundaries
Watershed/Drainage	Hinkson Creek
Existing structures	Single-Family home in SW quadrant of property

HISTORY

Annexation date	1969
Zoning District	A (General Agriculture)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Survey tract, plat required prior to issuance of development permits

UTILITIES & SERVICES

All utilities and services are provided by the City of Columbia.

ACCESS

Nifong Boulevard	
Location	Along the south side of property
Major Roadway Plan	Major Collector; no ROW required
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park ~ 2/3-mile east
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	None adjacent to site

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on June 30, 2023. Property-owner letters were distributed to twenty-two neighboring property owners, and an advertisement was placed in the Tribune on July 5, 2023.

Report prepared by Rusty Palmer

Approved by Patrick Zenner