



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 3, 2023

Re: 4150 Paris Road - Rezoning (Case # 59-2023)

Executive Summary

Approval will rezone property addressed as 4150 Paris Road from A (Agriculture) to M-C (Mixed-use Corridor).

Discussion

A request by Engineering Surveys and Services, Inc. (agent), on behalf of SAP Holdings, LLC seeking rezoning from A (Agriculture) to M-C (Mixed-use Corridor). The subject site is located directly northeast of the US 63 and Route B Interchange and is commonly addressed 4150 Paris Road. This request is being heard concurrently with Case # 60-2023 that seeks to grant a Conditional Use Permit (CUP) for a Travel Trailer Park.

The interchange is identified as an important node along the Route B corridor. This section of the corridor is industrial in nature and has seen increased development in recent years. Properties on the west side of Route B corridor from the interchange north to Brown Station Road are zoned IG (Industrial) and contain several industrial facilities such as Quaker Oats and FedEx Freight. Properties on the east side of the corridor are zoned A, Planned Manufacturing, or IG and are improved with 3M Columbia and Swift Foods (under construction). The subject property and the surrounding 'A' properties to the east and north, were included in the 1969 mass annexation which assigned 'A' zoning as a holding district.

The Comprehensive Plan identifies this area as being within the land use categories of "Neighborhood" which is reflective of the current agricultural zoning. The designation of 'Neighborhood' is an oddity given its adjacency to a freeway interchange and is a result of the lack of development east of Route B in this vicinity. Staff would expect to see designations of either 'Commercial' or 'Employment' as is found along the corridor or adjacent to other highway interchanges. The requested M-C zoning would be consistent with the 'Commercial' designation, but is not consistent with the current 'Neighborhood' designation.

The existing Agriculture zoning of the property was intended as a "temporary" or "holding" zone classification that was to remain until further site-specific analysis was conducted. Additionally, the existing zoning was established prior to the construction of the new US Highway 63 corridor and associated interchange over a decade later. A review of current conditions points to other more appropriate land use designations such as "commercial" or "employment" for which the M-C zoning request is consistent.



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The site takes access from an approved access point onto Paris Road which is a major arterial on the CATSO Major Roadway Plan (MRP) that requires no additional ROW dedication. Any work within the ROW will require a MoDOT permit given it is within their jurisdiction. There is an active CIP project (#2215) along the Route B corridor from the Business Loop to City Limits which consists of a road safety audit in conjunction with the City's Vision Zero initiative. This property is presently contained in the Urban Service Area (USA) as and is served by all City services and utilities.

The Planning and Zoning Commission considered this request at their March 9, 2023 meeting. Staff presented its report. The applicant and owner discussed development of the property and noted the intentions for a travel trailer park and challenges with developing the site. After additional Commission discussion regarding changes from the previously withdrawn request and access, a motion was made to approve the rezoning that passed (6-0).

The Planning Commission staff report, locator maps, surrounding zoning graphic, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. 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: Reliable Infrastructure, 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
12/19/22	Approved Final Plat of "SAP Subdivision" & authorized a performance contract (Ord. 025222)

Suggested Council Action

Approve the requested rezoning from A to M-C as recommended by the Planning and Zoning Commission.