



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2024

Re: 700 N. Fairview Road – Rezoning (Case # 33-2024)

## Executive Summary

Approval of the request would result in the rezoning of 24.23 acres of land, located north of the intersection of Worley Street and Fairview Road, from A (Agriculture) and R-1 (One-family Dwelling) to M-C (Mixed-use Corridor).

## Discussion

Allstate Consultants (agent), on behalf of Rock Ivy, LLLP and Thomas K. Gordon (owners), are requesting the rezoning of a 24.23-acre parcel located on either side of Fairview Road, between Worley Street and Bernadette Drive. The applicants are seeking M-C zoning to permit a wider range of uses on the property in order to attract potential buyers. A concurrent preliminary plat request (Case # 34-2024), seeks to subdivide the tract into 5 development lots of varying acreages.

Currently, the bulk of the property is zoned A; however, a 1.8-acre portion at the southern end of the parcel is zoned R-1. This portion is located immediately northeast of the intersection of Fairview and Worley. In August 2023, the applicants scheduled a concept review meeting with staff to obtain input on a proposed self-service storage facility on a 3-acre parcel centrally located within the subject acreage on the west side of Fairview Road. Staff was not supportive of the proposal given it would have "spot" zoned the 3-acre site to accommodate the use. Instead of pursuing such an action, staff recommended the applicants seek a comprehensive rezoning of their entire parcel to avoid potential future zoning conflicts. Staff also noted the proposed development would require a major subdivision of the acreage and an extension of Bernadette Drive westward across the northern end of the property. The current rezoning and associated preliminary plat requests are reflective of the recommended actions offered by staff during the concept review.

The Planning & Zoning Commission heard this request at their December 21, 2023 meeting. Staff presented its report indicating support of the rezoning to M-C noting that many of the anticipated M-C uses would require completion of a traffic impact analysis (TIA) due to the projected daily vehicle trips generated on each new lot. Staff noted that the TIA(s) would identify any roadway improvements needed to offset the impacts created by such development. Staff also referenced the existence of a greenspace corridor along the western edge of the property that would provide a substantial natural buffer between any future M-C uses and the existing R-2 and R-MF properties to the southwest within the Park Deville neighborhood. The existing buffer is located along a branch of Harmony Creek and is City-owned with no development plans being allocated to it. The buffer is anticipated to remain in place in perpetuity.



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Commissioners inquired about future plans for the extension of Bernadette Drive. Staff explained that the CATSO Major Roadway Plan depicts Bernadette connecting to I-70 Drive Southwest near Silvey Lane. The applicant's representative gave an overview of the project confirming the rezoning and associated preliminary plat were in response to staff comments made during the concept review meeting in August 2023. Commissioners also noted in their comments that the Fairview corridor acts as an important pedestrian connector through the area and they hope development on the subject parcel will trigger some safety improvements.

After limited additional discussion, Commissioners moved to approve the requested rezoning to M-C. The motion passed unanimously (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, proposed preliminary plat, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: Utility construction costs to be borne by the applicant. Short-term impacts may include additional public utility maintenance (electric/sewer/water), public safety and trash collection services.

Long-Term Impact: Impacts may include increased costs for maintenance of public infrastructure (road/utilities), public safety and solid waste services. Costs may or may not be offset by additional user fees and tax collections.

## 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: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the request to rezone the 24.23-acre subject site from A and R-1 to M-C as recommended by the Planning and Zoning Commission.