

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Mid-Am Development, LLC (owner), seeking approval to rezone 18.32 acres of property from M-OF (Mixed Use-Office) to M-C (Mixed Use-Corridor). A concurrent request, (Case # 95-2023) proposing a 13-lot preliminary plat upon the site 24.49 acres is also being presented under separate cover. The subject site is located at the southeast corner of Providence Road and Veterans United Drive and includes a portion of Lot 1A of State Farm Subdivision-Block 2. **(Case # 96-2023)**

DISCUSSION

Background

The applicant is seeking to rezone 18.32 acres of a 24.49-acre tract of land located at the southeast corner of S. Providence Road and Veterans United Drive from M-OF (Mixed-use Office) to M-C (Mixed-use Corridor) in advance of it is proposed development as a 13-lot mixed-use development. The remaining 6.17 acres of the site will retain the current M-OF zoning. A concurrent request (Case # 95-2023), presented under separate cover, illustrates the proposed 13-lot subdivision. Lot 9 of the proposed subdivision is what would remain zoned M-OF if this request is approved.

The subject parcel is part of the former State Farm Insurance Company Corporate Campus that is now occupied by Veterans United. The 24.49-acres was platted in 2020 as Lot 1A of State Farm Subdivision Block 2. The property was annexed into the City in 1988 and was zoned R-1. Between 1988 and 1990 the acreage was rezoned to O-1 (Office) and remained as such until March 2017 when it was recoded to M-OF as part of the adoption of the Unified Development Code.

The surrounding zoning consists of a mix of office/medical uses to the north in an M-OF district, a school to the northwest in the A (Agriculture) district, and planned commercial in a PD district to the southwest. Immediately south of the subject site is undeveloped property located in Boone County that is zoned R-S (Single-family Residential). To the east, in an M-OF district, is the existing VU Corporate Campus Headquarters.

The site is served by all city utility services and such services are capable of supporting the proposed 13-lot development and associated M-C uses. Given the spectrum of uses permitted in the M-C district, the applicant was required to perform a traffic impact analysis which has identified off-site roadway infrastructure improvement that would be necessary to support the increased land use intensity. Such improvements are addressed in detail in the concurrent preliminary plat report (Case # 95-2023) that appears as a separate business item on the Commission's May 4 agenda.

Zoning Considerations

Changes in zoning are evaluated from several perspectives, the first being how the zoning correlates with the city's land use planning documents and their corresponding future land use designations. The Columbia Imagined comprehensive plan identifies the subject site as being within the land use category of "Employment". Per the comprehensive plan, Employment Districts are for basic employment uses,

including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the city and includes uses such as multi-family residential, convenience retail, personal services, and restaurants.

The following factors have been considered by staff as part of its analysis of this requested action and establish the basis by which it has arrived at its recommendation.

- **Surrounding zoning** – The surrounding land use context is mixed. As noted above, medical/office uses are to the north, a school is the northwest, and planned commercial is the southwest. The property to the south is undeveloped Boone County land zoned R-S. Immediately east is the existing VU Campus which is an office use. The surrounding area is suited for commercial zoning given S. Providence is classified as an expressway and Veteran United Drive is classified as major collector.

The required improvements called-out in the traffic analysis and memorialized in a development agreement between the City and applicant are designed to ensure that development of the site with M-C uses does not over-burden the transportation network. Furthermore, several of the required off-site improvements are intended to improve the pedestrian facilities in the immediate vicinity and engage existing development with possible future pedestrian-oriented business. The introduction of commercial, retail, restaurant, and possible residential uses within the proposed 13-lot development is viewed as being complementary with the existing environment.

- **Future Land Use Designation** – Columbia Imagined designates this site as “Employment”, which is intended to accommodate a mix of employment uses including manufacturing, convenience retail, personal services, and multi-family residential. The “Employment” designation does not strictly prescribe specific zoning for each parcel. Rather, it is used to determine what broad land use categories (residential, commercial, industrial, etc) may be most appropriate for specific areas. This designation was assigned given the site’s use as the State Farm Insurance Company Corporate Campus at the time the Comp Plan was adopted in 2013.

The proposed M-C zoning would be most analogous to the “Commercial” designation shown on the future land use map which is consistent with what is to the west of the site, south of Southampton Drive. The subject site is located approximately 1/2 mile south of Grindstone Parkway where a significant number of auto-oriented land uses and other commercial business exist and given the close proximity questions may arise as to why rezone this property to a similar classification is needed or necessary. In respect to this observation, it should be noted that this site is considered to be at a nodal location within the City and as such its rezoning to M-C would not be considered inappropriate. Furthermore, such a rezoning would offer walkable opportunities to services potentially desirable by students/teachers/visitors to Rock Bridge High School (an open campus) as well as employees of VU and the MU Medical facilities located immediately adjacent to the east and north.

- **Required Roadway/Pedestrian Improvements** – Given the intense traffic generating nature of the potential uses, the applicant was required to submit a traffic impact analysis and has agreed to the terms of a development agreement that requires off-site transportation upgrades along both S. Providence and Veterans United Drive to mitigate future traffic impacts. Additionally, several of the required off-site improvements are focused on improving pedestrian connectivity with the surrounding land uses.
- **Location** – The subject property is located along an expressway and major collector at a signalized intersection. Such locations are typically considered “prime” for the proposed uses allowed within

the M-C district. The M-C zoning district is intended for auto-oriented development with high-visibility and access to significant roadway corridors such as afforded to this parcel.

Conclusion

The location of the subject parcel at a signalized intersection of an expressway and major collector, an identified commercial node, and within walking distance of two major employers and an “open” high school campus are seen as attributes that support the rezoning of the property to M-C. Furthermore, it is believed that the accompanying 13-lot commercial subdivision plat establishes a pattern of development consistent with that to the west and is addressing the needs arising in the area as it continues to increase in population from both residents and employers. Finally, the associated development agreement that addresses potential traffic impacts is seen as tool to ensure that the increased land use intensity allowed by the M-C zoning is properly managed and has accounted for necessary off-site improvements to mitigate increased traffic both by vehicle and by pedestrian.

RECOMMENDATION

Approve the requested rezoning of that northern 18.32 acres of the subject tract from M-OF to M-C.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Zoning Graphic
- Proposed Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	24.49 acres
Topography	Sloping upward from Scott/Vawter to the southeast
Vegetation/Landscaping	Partially tree cover along southeastern corner
Watershed/Drainage	Hominy Branch
Existing structures	None

HISTORY

Annexation date	1988
Zoning District	M-OF
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	State Farm Subdivision Block 2, Lot 1A

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Veterans United Drive	
Location	Along the north side of property
Major Roadway Plan	Major Collector (improved and City maintained). Additional right of way to be dedicated for future roundabout shown.
CIP projects	None
Sidewalk	Sidewalks existing

Providence Road	
Location	Along the west side of property
Major Roadway Plan	Expressway (improved and MoDOT maintained); ROW is variable, no additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

Corporate Lake (aka Commonwealth Drive)	
Location	Stubbed at the southwest corner of property
Major Roadway Plan	Not on MRP (shown as 0.14 acres on Piccadilly Estates, Plat 2 – a Boone County subdivision)
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Within 1/4-mile of Cosmo-Bethel Park
Trails Plan	None impacting site
Bicycle/Pedestrian Plan	Pedway along west side of S. Providence

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 April 24, 2023. 5 property owner letter were distributed. Since distribution, no inquires relating to this request have been made.

Report prepared & approved by Patrick Zenner