

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 4, 2024**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of Last Enterprises LLC (owner), for approval to rezone 2.01 acres of property from the M-C (Mixed Use - Corridor) district to the IG (Industrial) district. The subject site is located approximately 500 feet south of the intersection of Vandiver Drive and Westfall Drive and includes the address 1801 Westfall Drive. **(Case # 111-2024)**

DISCUSSION

The applicant is seeking to rezone 2.01 acres located on the west side of Westfall Drive to the IG district. The subject acreage is one parcel presently zoned M-C. It is described as Lot 2 of the Curtis Rollins Subdivision Block 1, which was final platted in 1988. The lot meets the definition of a legal lot and does not have any nonconformities. The purpose of the request is to allow all IG uses on the site, particularly concerning the "Storage and Wholesale Distribution" use, which is only conditional in M-C, but permissible by right in the IG district.

Upon final platting, the zoning district was C-3. Building plans in were submitted in 1988 dividing the building into three sections - one for retail and the other two for a secured and unsecured warehouse. The secured warehouse was shown with two overhead steel doors. As such, this building likely fell under the "Wholesale sales office or sample room" use in the Columbia Zoning Code prior to the adoption of the current UDC in 2017, where it was then rezoned to M-C. The structure housed Show Me Furniture Store, which operated until sometime between 2008 and 2013. In May of 2013, building plans were approved for GME Supply which added heavy duty pavement on the concrete strip leading to the overhead steel doors as well as providing an additional ingress/egress point to Westfall Drive. However, sometime between 2013 and at the latest 2018 the only business with an active license for this address was Neighbors Bank. In April 2021, plans were approved for the construction of a 47-space parking lot along the southern edge of the lot that connects to Heriford Road.

If rezoned to IG, the following uses would be permissible (unconditionally) that are not currently allowed:

Comprehensive Marijuana Cultivation Facility	Comprehensive Marijuana Infused Products Manufacturing Facility
Medical Marijuana Cultivation Facility	Light Industry
Heavy Vehicle and Equipment Sales, Rental and Servicing	Machine Shop
Mechanical and Construction Contractors	Medical Marijuana-Infused Products Manufacturing Facility
Theatre, Drive-In	Rail or Truck Freight Terminal
Storage and Wholesale Distribution	

IG uses not listed are either those permissible (unconditionally) in M-C or those only conditionally

permissible in the IG district.

Abutting parcels are all zoned M-C as well. 1410 Vandiver Drive, which is one parcel north of 1800 Westfall, directly east of the site, is zoned IG. It was rezoned to M-C (formerly 'Controlled Industrial') in 1997, and stayed as such thereafter, then turned IG upon adoption of the UDC in 2017. Building plans for this site were approved in 1998 and indicate truck docks were to be constructed. Aerial imagery shows the truck docks are still there and street imagery shows distribution vehicles in the parking lot as recently as 2023, implying it is still used as a storage/distribution facility.

Surrounding uses in this area are largely automotive sales/rental/repair, including but not limited to Joe Machens Dealerships, Bopp Collision Center, Columbia Appliance, and Interstate All Battery Center. Rezoning of the subject site to industrial uses would not exacerbate a burden borne by residents/businesses/property owners on surrounding parcels. The applicant expressed their intended use within the IG district for this building would be storage and wholesale distribution. Given the improvements that have been made to the structure and the site, the original intent of the building, and the surrounding land uses the proposed rezoning appears to be context appropriate and would facilitate a greater rate of utilization of the building without requiring a new investment.

Parking is not an issue, and would not be inadequate if the property were to change uses to storage and wholesale distribution. Even if they do not intent to utilize the storage and wholesale distribution use, none of the permissible uses in the IG district that are not permissible in the M-C district have more intense parking requirements than what is already a permissible use in M-C.

The rezoning would facilitate the repurposing of the building to be utilized as a storage and wholesaling distribution building. The City's 2013 comprehensive plan locates the subject site within the "Commercial" land use category which is described as follows:

"The commercial district contains a variety of citywide and regional retail uses as well as offices, businesses, personal services, and high-density multi-family dwellings as supporting uses within the district."

While this use would be more consistent with the employment district distinction, it is important to note this particular area has undergone different future land use designations since 1967. In 1967, it was designated as a commercial district, then in 1983 it was on the border of a research and development park district and the industrial district. While this use may not align entirely with the site's assigned district in the future land use map, it would not be an anomaly for the area historically.

The comprehensive plan supports creative adaptive reuse opportunities. Adaptations to existing structures allow utilization of existing infrastructure to limit future maintenance costs borne by the City. Any future development on the site will be required to comply with the UDC.

Conclusion

Staff believes that the requested rezoning is appropriate for the subject site's context and does not anticipate any detrimental impacts on the adjacent properties. The request is supported by the goals and objectives of the comprehensive plan.

RECOMMENDATION

Approval of the requested rezoning to IG.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit
- Combined Building Plans

SITE CHARACTERISTICS

Area (acres)	2.01
Topography	Mostly flat
Vegetation/Landscaping	Landscaping
Watershed/Drainage	Bear Creek
Existing structures	Single-Family Home

HISTORY

Annexation date	1964
Zoning District	C-3
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Curtis Rollins Sd Blk 1 Lot 2

UTILITIES & SERVICES

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

ACCESS

Westfall Drive	
Location	East of edge of lot
Major Roadway Plan	Local Collector
CIP projects	None
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	Kyd Park, Bear Creek Trail, Bear Creek Park
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 March 4, 2024. Property-owner letters were distributed to twenty-two neighboring property owners, and an advertisement was placed in the Tribune on March 19, 2024.

Report prepared by David Kunz

Approved by Patrick Zenner