

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 4, 2023

Case Number 96-2023

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 Number 95-2023) proposing a 13-lot preliminary plat upon the site of 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.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the requested rezoning of that northern 18.32 acres of the subject tract from M-OF to M-C.

MS. GEUEA JONES: Thank you, Mr. Zenner. Before we get to questions for staff, if any Commissioner has had any contact with parties to this case outside of these public hearings, please disclose so now. Seeing none. Any questions for staff? Commissioner Burns?

MS. BURNS: Are there any conversations with Columbia Public Schools?

MR. ZENNER: No, there have not been, and not that we had. We had no commentary provided back to us by administration for Rock Bridge. Currently, there is a crossover on the north side of this intersection that would get you over to the medical park. There is not -- as we went through the evaluation of the project, there is no similar crossover along the southern portion of the intersection. There is sidewalk along both the north and south sides of Veterans United Drive at this point, so -- and there is a -- there is a crossover across the western side of the Southampton intersection. We felt it important to make sure that that connection existed, so students would be able to either get on the trail, because the City has a trail that runs along the west side of Providence, and be able to cross over. We also have addressed the issue of getting internal connectivity into the development from the intersection. That was addressed as a part of the development agreement with additional pedestrian improvements. So the applicant has indicated at least tentatively that there are two potential users of the property at this point, one being a commercial lot at the intersection at the corner that would basically be a financial institution, and then potentially a non-drive-through restaurant for an internal parcel within the development at this point. So two uses that potentially would be capable of being accessed

pedestrianwise by the surrounding workers of the area. That restaurant, however, may serve multiple purposes.

MS. BURNS: Thank you.

MS. GEUEA JONES: Thank you. Any other questions for staff? Commissioner Placier?

MS. PLACIER: Yeah. I think the staff report kind of played up the attraction of maybe the students at Rock Bridge. It doesn't sound like a bank and sit-down restaurant is going to be the kid magnet, but --

MR. ZENNER: You never know.

MS. PLACIER: You never -- yeah. You never know. These kids might have money to deposit or spend. But the -- are there any uses that close to a school that -- that are -- I don't know-- ruled out or anything like that?

MR. ZENNER: So given the proximity of --

MS. PLACIER: Like the -- like a pot store, you know.

MR. ZENNER: Given the proximity, at least for the immediately adjoining uses, possibly Lots 1 through -- and this would be up along Veterans, so that would Lot 1, 3, -- 3, 5 -- 3, 4, 5, possibly down to 6 or 7, and we'll see that on the preliminary, those may be too close for the purposes of medical -- for marijuana. However, if you get to the southern portion of the site, the distance and spacing standards that we have in our Code, which are 500 feet as the crow flies from parcel to parcel, that is a possibility that that -- at the southern end of the commercial development, that that would be permissible. However, we currently at this point do not have available medical marijuana dispensary licenses that are available. The State -- we have capped out our maximum at this point, and the State has not increased the total number statewide to allow for any additional licensed to be issued. We will be discussing, and I will bring this up during this evening's upcoming events. We will be discussing micro dispensary requirements that will be being brought forward, but is probably, given this environment, that may not necessarily be a likely location. I think what we anticipate seeing here, this is still a drivable location, and I think that we -- it's unfortunate that we cannot deny that reality. And while we have a very linear auto-oriented environment a half a mile to the north, we sit with almost 5,000 employees probably at VU on a daily basis. Another probably 300 to 400 at the medical facility, and then if the medical facility is expanded, we're getting a concentration of potentially when you look at all of the area down here, 7,000 individuals on a daily basis. Walking to this location and the multiple lots is what we see. I was not trying, as we wrote the staff report, to play up the high school. However, I am a father of graduates from Rock Bridge, and I am very well acquainted with the athletic events that occur here. This site has been previously eyed for a hotel in order to capitalize on activities that occur down at Rock Bridge and being able to accommodate its use. So I think that there are a lot of different things that may be here -- additional office, additional residential, as well. And that's something that I think is -- this particular -- I wouldn't say it screams of M-C, but it is definitely a -- a tract that's got the right infrastructure in place, and then the traffic study, which we'll get into during this -- during the platting action really hammers that home.

MS. GEUEA JONES: Thank you. Any other questions? Oh, I'm sorry. Are you finished, Commissioner Placier?

MS. PLACIER: Uh-huh.

MS. GEUEA JONES: Okay. Any other questions for staff? Seeing none. Public comment

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. Again, as Mr. Zenner indicated, the subject tract is about 24 and a half acres, currently zoned M-OF, in which we're asking for just a little over 18 of it to be rezoned to M-C, and the rest of it being left as M-OF. And I apologize because my presentation tonight kind of blends the two requests together, so I'll try to do the best I can to -- to keep them spread apart. This -- this diagram here illustrates the preliminary plat, the lot layout, the lot configuration. What's depicted in yellow is what we're asking to be rezoned to M-C with the blue portion remaining M-OF. This is the preliminary plat itself. I'll go back to this -- well, this one you can see. The two -- the two main drives, those are existing access points that access the site, that go into Veterans United currently, so those are existing facilities, existing driveways. They have easements on there, and they have the right to utilize that property, even though it crosses my client's property. Some of those will be rebuilt and reconstructed with the configuration of this project as it moves forward. As Mr. Zenner indicated, we are located at a major signalized intersection, Providence Road, which is expressway, and then Veterans United Drive, which is a major collector, and then Corporate Lake Drive to the south is a neighborhood collector. We do believe that the M-C request is complimentary to the area given the uses that are out there currently -- the tremendous amount of employment that's out there. This site is identified as a commercial node by the City of Columbia, and so we believe that M-C has been thought out for this location and it's appropriate for this area. While we are -- I mean, this site is, you know, vehicular oriented, we do not want to rule out the walkable component. There's a lot of folks out here that we are wanting to cater to. If you look at what's already in place, Providence Road is already there. A lot of sidewalks are already in place alongside -- along Providence Road. They have the trail across the street, across Providence Road. There's sidewalks across on Southampton on the other side. On Veterans United, there's a sidewalk across our entire frontage. It goes all the way across the Veterans United property. It goes all the way to the roundabout to the east, and then it goes -- the sidewalk goes all the way back to Grindstone. On the other side of Veterans United, there's an eight-foot pedway, I believe, and so that's already currently there. And so that connects a lot of these campuses together. This is the last piece that needs a little bit. So what we're proposing is we're having -- we're -- we will construct a sidewalk along Providence Road. We're also going to have sidewalks on both sides of our internal street networks that will tie not only the Veterans United campus into this campus, but it will also go in and it'll tie in the medical complex to the north. It will also go across and then tie at two locations at Corporate Lake, as well as -- excuse me -- Corporate Lake and Veterans United, both of those crossings across Providence will have pedestrian access points, as well, that will be constructed by the developer. We can get into that with the preliminary

plat portion, but a lot of thought and consideration has been given to the walkable component to this. Whether or not the students at Rock Bridge use it, that's yet to be known, but the fact is is we don't want to have a position where they do use it and there's nothing for them to cross. And so as far as the rezoning goes, I think most of the rest of it is about the preliminary plat, the traffic study, and the offsite improvements that I would like to talk about at the preliminary plat stage. But with regard to the zoning, I'm happy to answer any questions that the Commission may have.

MS. GEUEA JONES: Thank you, Mr. Crockett. Any questions for this speaker? Seeing none. Thank you very much.

MR. CROCKETT: Thank you, ma'am.

MS. GEUEA JONES: Any other public comment here tonight on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comment on this case? Seeing none. Anyone want to make a motion? Okay. Commissioner Loe, would you like to make a motion?

MS. CARROLL: I raised my hand.

MS. GEUEA JONES: Oh, I'm sorry. I didn't see you. I turned my head too quickly. Commissioner Carroll, what have you got?

MS. CARROLL: I will make a motion to approve the requested zoning of the subject tract from M-OF to M-C.

MS. GEUEA JONES: Could you restate it louder? I'm sorry.

MS. CARROLL: I will make a motion to approve the requested zoning on the subject tract from M-OF to M-C.

MR. STANTON: Second.

MS. GEUEA JONES: In -- thank you. In Case Number 96-2023, Commissioner Carroll has moved to approve the change in zoning, and that was seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Placier, Ms. Wilson, Ms. Loe, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones. Motion carries 8-0.

MS. CARROLL: We have eight votes to approve; the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.