



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: EMT4, LLC – Rezoning (Case #17-45)

## Executive Summary

Approval of this request would rezone 50.28 acres from M-C (Controlled Industrial District) and M-R (Research, Development and Office Park District) to R-1 (One-Family Dwelling District) to allow for future residential development.

## Discussion

The applicant is requesting to “downzone” this industrial (M-C and M-R) site to R-1 (One-Family Dwelling District) to allow for future development of a proposed 100-lot affordable single-family home subdivision. Show-Me Central Habitat for Humanity has a contract to purchase the property contingent upon approval of this rezoning and a preliminary plat is anticipated to be submitted for review shortly thereafter.

The site is bordered by the COLT railroad (east), Highway 63 (north/east), Blue Ridge Industrial Park (south), and a residential area including an elementary school across Brown Station Road to the west. The COLT railroad and Highway 63 transportation corridors are partially buffered by existing A-1 zoned land bordering the east and south sides of the site, and a storm water detention pond at the site’s north end. Additional screening and buffering should be considered upon preliminary plat review.

Environmental review is underway to confirm that there are no health or safety concerns associated with the subject site which would disqualify it from CDBG or HOME funding eligibility. If determined ineligible; however, the site is believed appropriate for single-family housing utilizing conventional funding sources. This belief is based upon the fact that the land uses to the west of the site are residential and other amenities such as access to shopping, schools, and employment are nearby. The site has remained a vacant industrial property for 10+ years.

On January 19, 2017, the Planning and Zoning Commission voted 7-0 to support the proposed rezoning. Commissioners asked about Habitat for Humanity’s operational model and some of the major challenges faced by the organization with regard to building affordable housing in Columbia. They also asked the Habitat representative about integrating higher value homes into the future development and using Job Point and other employment services during the construction phase of the development. It was also suggested that a few of the lots may be sold to the Columbia Community Land Trust to ensure the creation of permanently affordable housing.



A copy of the Planning Commission staff report, locator maps, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: No short-term costs are associated with approval of the request.

Long-Term Impact: No long-term costs are associated with approval of the request.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
7-6-2015	Approval of rezoning from PUD-12 and M-R to M-R and M-C (Ord. #022489)

## Suggested Council Action

Approve the requested rezoning from M-C and M-R to R-1, as recommended by the Planning and Zoning Commission.