

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 19, 2019**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Show-Me Central Habitat for Humanity (owner), to rezone of two lots from R-MF (Multiple-Family Dwelling) district to M-C (Mixed-use Corridor) district. The subject 0.55 acre properties are located at the southwest corner of Lakeview Avenue and Poplar Street and the existing home on the northern parcel is addressed 1311 Poplar Street. **(Case #21-2020)**

DISCUSSION

The applicant is seeking to rezone approximately 0.55 acres of property directly to the east of the new Habitat for Humanity Restore from R-MF to M-C. While no plans have been submitted, the rezoning would allow Show-Me Central Habitat for Humanity to expand the Restore or to conduct similar or auxiliary activities on this property. Additional subdivision action may be required to facilitate redevelopment. Presently, the northernmost of the two lots is improved with a home addressed 1311 Poplar Street. The southernmost of the two lots is vacant, and has been for likely 30+ years (viewing Boone County's aerial photography records).

Adjacent properties to the west and south are zoned M-C, with the property directly to the east across Poplar Street zoned R-MF (1400 Lakeview Avenue). The property across Lakeview, to the north, is zoned R-MF and presently occupied by the City's Grissum Building (fleet maintenance) which would generally be described as M-C/IG (Industrial) in actual use. Further to the northeast is IG zoned property (where the City's Municipal Power Plant is located), and further to the west most property along the Business Loop 70 Corridor is zoned M-C. To the northwest and west between Stone Street and the Grissum Building property and Fir Place and Lakeview Avenue is an intact neighborhood of single family homes on R-MF zoned property.

Changes in zoning are evaluated from several perspectives, the first being how the zoning fits into the larger land use context of the area, as described above, and how the zoning correlates with the city's Comprehensive Plan (Columbia Imagined) and its future land use designation. The Comprehensive Plan identified the subject site as being located within the "Neighborhood District" future land use category, which typically supports lower level commercial activities serving neighborhood needs or multifamily or office uses.

The M-C zoned properties directly adjacent to the subject sites have the "Commercial District" future land use designation given their usage at the time the Comprehensive Plan was adopted. Whereas, the "Neighborhood District" designation of the subject parcels is a reflection of their land usage at the time the Comprehensive Plan was adopted. Typically, staff would recommend M-N over M-C zoning in areas designated as "Neighborhood District"; however, this typical practice is often dependent upon the facts associated with the property and the request being made.

A related relevant factor to note in this case is that the subject parcels are outside the boundary of the recently acknowledged Loop Corridor Plan developed by the Business Loop 70 CID. While this situation exists, it should be further noted that the Loop Corridor Plan offers recommendations on how improvements to the corridor can be facilitated through land use changes. On page 52 of the Plan, the following is offered "the base zoning district designation of Mixed Use Corridor will allow for flexibility in building standards and lot standards." This recommendation on potential zoning changes ties into

other ideas espoused by the Loop CID throughout the Plan which are focused on efforts to revitalize the corridor through promoting artisan and innovative commercial businesses.

Staff finds that the zoning of the subject parcels for multi-family use is out of context with the majority of the property on the north side of the Business Loop within 400-500 feet of the corridor itself – the preponderance of which is zoned M-C. This non-conformity coupled with the objectives of creating opportunities to encourage innovative commercial and artisan business operations has guided staff to the conclusion that the request to rezone the subject parcels is not inconsistent with the Comprehensive Plan or related area plan objectives. Furthermore, if rezoned the parcel's usage by Habitat for Humanity for a non-residential purpose will trigger compliance with the neighborhood protection standards of the UDC which staff believes are sufficient protections to adjoining residential uses.

RECOMMENDATION

Approval of the M-C zoning map amendment.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Zoning Graphic from Applicant

SITE CHARACTERISTICS

| | |
|-------------------------------|------------------------------------|
| Area (acres) | .55 |
| Topography | Flat |
| Vegetation/Landscaping | Turf |
| Watershed/Drainage | Perche Creek |
| Existing structures | One existing residential structure |

HISTORY

| | |
|--|--|
| Annexation date | 1906 |
| Zoning District | R-MF |
| Land Use Plan designation | Neighborhood |
| Previous Subdivision/Legal Lot Status | Lots 3 and 4 of W.H. Judge Subdivision of Lots 22 and 23 of E.C. More's Plat |

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

| Poplar Street | |
|---------------------------|--------------|
| Location | East Side |
| Major Roadway Plan | Local street |
| CIP projects | N/A |
| Sidewalk | None |

| Lakeview Avenue | |
|------------------------|------------|
| Location | North Side |

| | |
|---------------------------|--------------|
| Major Roadway Plan | Local street |
| CIP projects | N/A |
| Sidewalk | None |

PARKS & RECREATION

| | |
|--------------------------------|--|
| Neighborhood Parks | Field Park is approximately .35 miles to the southwest |
| Trails Plan | N/A |
| Bicycle/Pedestrian Plan | N/A |

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 a public information meeting, which was held on November 26, 2019. 10 postcards were sent.

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| Public information meeting recap | Number of attendees: 1 (including applicant) Comments/concerns: None. |
| Notified neighborhood association(s) | N/A; sent information to Business Loop CID |
| Correspondence received | None. |

Report prepared by Rachel Bacon

Approved by Patrick Zenner