



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Corrective C-2 Rezoning – Paris Road & Towne Drive (Case 154-2020 Map Area #1)

Executive Summary

Approval of this request will result in the rezoning of 14 total parcels presently coded C-2 (Central Business) district. 13 parcels will be rezoned to M-C (Mixed-use Corridor) with the remaining parcel being rezoned to M-OF (Mixed-use Office). The proposed rezoning actions will not create any non-conforming land uses and have been initiated as part of a city-wide effort to resolve zoning map inconsistencies identified following adoption of the Unified Development Code in March 2017.

Discussion

In March 2017, the City adopted the Unified Development Code (UDC) as its zoning and subdivision regulations. With the adoption of the UDC, new zoning district classification were implemented and a new “form-based” district (the M-DT) was adopted to replace the C-2 (Central Business) district. The M-DT (Mixed-use Downtown) district was applied to property generally considered to be located within the core downtown commercial area of Columbia. The M-DT’s form-based standards are highly reliant on a compact and walkable street network which influences land use activities and building architecture.

At the time of UDC adoption approximately 26 individual properties zoned C-2 were identified as lying outside the city “core” and were left coded C-2. The choice to retain C-2 zoning upon these parcels was to allow time for the Planning Commission and staff to further analyze what new zoning classification would be most appropriate for the subject parcels. Additionally, given the underlying intent of the M-DT district and the subject parcel’s location it was concluded that the “place-making” elements necessary for appropriate application of the design elements inherent to the new district would not be possible.

Between June and July 2017, the staff and Commission discussed appropriate zoning of the 14 parcels contained within this request. Additional public outreach was performed between March and May 2020. During both efforts limited comments from impacted property owners were received. During the August 17, 2020, Council meeting staff was officially authorized to pursue the requested rezoning actions on the subject parcels. Following this authorization, all property owners within 200-feet and Neighborhood Associations within 1000-feet of the subject sites were notified of the proposed zoning changes. Comments sought clarification on the reasons for the pending actions. There were no comments unsupportive of the request submitted.

The majority of the subject sites are currently developed with auto-oriented commercial, office, and residential uses. Additionally several parcels are presently “split-zoned”, a



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condition in which part of the property is already coded as proposed by this request and the remainder is zoned C-2. The proposed zoning classifications of M-C (Mixed-use Corridor) and M-OF (Mixed-use Office) accommodate the existing land uses and, if approved, will lessen unnecessary regulatory constraints should the parcels redevelop. Current C-2 regulations would require new construction to be a minimum of two stories and meet other more “urban” design requirements.

The Planning and Zoning Commission considered this request at their October 8, 2020, meeting. Following the staff presentation there were no public comments offered and brief Planning Commission discussion. The Commission made a motion to approve the rezoning of the 14 parcels, by address as recommended by staff (11 was the number of street addresses cited). The motion passed by a vote of 8-0.

A copy of the Planning and Zoning Commission staff report, locator maps, parcel address graphic, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Limited to required update of the “Official Zoning Map” and GIS data base.

Long-Term Impact: None. Upon completion of recoding of all C-2 zoned property the existing C-2 zoning standards are to be deleted from the Unified Development Code.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
8/17/20	Council Authorization to pursue corrective rezoning actions (Rpt. 43-20)



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Suggested Council Action

Approve the following parcel specific rezoning actions as recommended by the Planning and Zoning Commission.

Subject Property Addresses	Proposed Zoning
1611 Towne Drive	M-C
1621 Towne Drive	M-C
1621 Towne Drive, Ste A&B	M-C
1626 Towne Drive	M-C
1627 Towne Drive	M-C
1632 Towne Drive	M-C
1801 Towne Drive	M-OF
2116 Paris Road	M-C
2202 Paris Road	M-C
2206 Paris Road	M-C
2210 Paris Road	M-C
2302 Paris Road	M-C
Lot 5B, Paris Road Vlg Plat 2	M-C
Lot 5C, Paris Road Vlg Plat 2	M-C