

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 10, 2020**

SUMMARY

A request by the City of Columbia to correctively rezone a parking lot located on the Columbia College campus north of property address 710 Range Line Street from district C-2 (Central Business) to M-N (Mixed-use Neighborhood). This action is proposed so the subject parcel is zoned similarly to its surroundings and in advance of the deletion of the C-2 district from the Unified Development Code. **(Case # 20-2021, Columbia College Range Line Parking Lot)**

DISCUSSION

The subject parcel is proposed to be rezoned so that it more closely aligns with the surrounding zoning and best conforms to the permanent zoning classifications established as part of the 2017 adopted Unified Development Code (UDC). The choice to not rezone the subject parcel in 2017 to M-DT (Mixed-use Downtown), the replacement district to C-2, was influenced by the fact that the parcel is part of the Columbia College campus and is addressed within its Master Plan.

Property contained within a Master Plan of a higher education institution is not subject to the use limitations of the zoning code and can be used for any use necessary to support the academic mission of that institution. The subject parcel is presently used as a parking lot that provides on-campus parking to support students and faculty.

During the UDC adoption process, it was contemplated that all C-2 zoned parcels located outside the existing core of Columbia (now zoned M-DT) would be considered for new zoning classifications following staff analysis, Planning Commission review and recommendation, and Council approval. It was furthermore contemplated that once all anomalous C-2 parcels were rezoned, the C-2 regulations would be deleted from the UDC. In fulfilling these objectives, the Commission and staff reviewed the proposed zoning classification of the subject parcel in June and July 2017; however, were unable to initiate the rezoning process at that time due to time-sensitive work assignments. Since conducting its initial research and analysis, work assignments have normalized and staff has been able to re-engage in this activity.

A representative of Columbia College was contacted in August 2020 regarding the pending rezoning. After discussing the proposed rezoning and giving consideration to the future use of the subject site, it was agreed that the M-N designation would accommodate future uses contemplated on the site. It should be noted that while a parking lot is not a “by-right” use in the M-N district given the facility is shown on the Columbia College Master Plan such use is allowed. A parking lot is only permitted as a “by-right” use in the M-C and IG districts.

The M-N district allows significant redevelopment opportunities for the site that include office, retail, and residential uses. Staff finds and the owner agrees, that the M-N district is appropriate for the site given the surrounding land use context. Such a designation will permit productive reuse of the site should Columbia College need structural expansion in the future while ensuring safe-guards are in place to reduce the introduction of land uses believed harmful to the area’s redevelopment.

On November 2, 2020, the City Council authorized staff to initiate the formal rezoning process on the subject parcel to M-N. Following this authorization, staff has followed all notification and public hearing notice procedures applicable to any other rezoning request. The property owner as well as adjoining

property owners within 200-feet and Neighborhood Associations within 1000-feet of the subject parcel have been notified of the pending action.

The subject parcel was shown on the 1957 zoning map as R-3 and rezoned to C-2 sometime between 1957 and September 1970. The property has remained C-2 since that time. Based on aerial photography review, the parcel appears to have remained used for residential purposes until the late 1980's. Between 1992 and 1994 the majority of the now existing parking lot was constructed and a northern expansion of the parking area occurred sometime between 2017 and 2019. The subject property was identified on the Columbia College Master Plan as the possible location for a new softball complex in both 2009 and 2013; however, on the 2019 Master Plan that designation was changed and the parking lot is now shown as the intended long-term use for the property.

Given the current surrounding land use pattern, a desire to limit possible commercial impacts should the parcel redevelop, and the fact that rezoning does not preclude its use by Columbia College as parking lot (a traditionally non-conforming use), staff believes the proposed rezoning is in the best interest of the City. Such action will not negatively impact the property owner's enjoyment of the parcel as it is being presently used or its future use as shown on the adopted 2019 Columbia College Master Plan. The M-N classification allows significant re-use options for the site and it is supported by the property owner. The M-N classification is consistent with the Comprehensive Plan's future land use designation of a "Commercial District".

RECOMMENDATION

Approve the requested rezoning of the subject parcel to M-N.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	Approximately 0.96 acres (42,015 sq. ft.)
Topography	Sloping downward to the northwest
Vegetation/Landscaping	Minimal (parking lot islands)
Watershed/Drainage	Flat Branch
Existing structures	Surface parking lot

HISTORY

Annexation date	1906
Zoning District	C-2 (Central Business District) per 1970 zoning atlas
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Columbia College East Subdivision Lot 1

UTILITIES & SERVICES

Parcel is serviced by all City services.

ACCESS

Range Line Street	
Location	West of subject parcel
Major Roadway Plan	Major Collector; City-maintained
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	Located within 280-feet of Field Park
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 provided early property-owner notification of this pending request on November 10, 2020 and formal property owner notification letters on November 24, 2020. 5 postcards and letters were distributed.

Report prepared by _____

Approved by Patrick Zenner