



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2016

Re: Mikel's Subdivision O-P – Rezoning & Development Plan (Case #16-141)

Executive Summary

Approval of this request would rezone 0.37 acres from R-2 (Two-Family Residential District) to O-P (Planned Office District) and approve an O-P development plan, statement of intent, and design parameters allowing future construction of a 4,275 square foot building that would support the applicant's business operations on property to the north. A concurrent final plat (Case #16-140) is being reviewed to combine the subject site's two lots into a single development parcel.

Discussion

Rezoning

The applicant is seeking to rezone their property at the southwest corner of Madison and Orange Streets from R-2 to O-P. A concurrent platting action (Case #16-140) is under consideration which matches the boundaries and setbacks of the O-P development plan accompanying the rezoning request. The subject site is improved as an overflow parking lot for True Media's office building located to the north and fronting on the Business Loop. Parking lots within the R-2 district are not permitted; however, the existing parking was permitted by a previously approved conditional use.

While an office use on the subject site would not significantly increase traffic impacts in the surrounding neighborhood given the existing residential context to the south this request would generally be discouraged due to its potential impact on adjacent property. However, the requested O-P zoning Statement of Intent (SOI) and development plan permit greater development oversight and provide limitations on site uses and development scale that mitigate possible impacts. Furthermore, the potential to rezone the property to O-P with a development plan will allow the site to be used in a more productive manner than a surface parking lot and can be viewed as a transition zone from the more intense C-3 uses on the Business Loop to those less intense uses in the adjacent R-2 residential neighborhood.

Given the proposed rezoning would be within a "planned" district and subject to an O-P development plan the request is viewed as an appropriate land use in this location. It will serve as a transition from the more intense uses north of Orange Street and the less intense to the south.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Development Plan

The O-P development plan shows the construction of a 4,275 square foot office building, landscaping, and associated parking. Placement of the building and the parking lots were coordinated with the adjacent property owners in efforts to mitigate potential impacts. Additionally, the development plan shows supplemental landscaping intended to further integrate the new construction into the surrounding residential context and limits proposed building height to a maximum of 22-feet.

Landscaping along the street frontages are shown as being enhanced by the addition of 4 street trees between the building and Orange Street in addition to the two required shade trees. Along the southern property line, adjacent to existing residential development, the required 80% opaque screening is being achieved by means of a 6-foot privacy fence and a number of ornamental trees and shrubs. Parking areas on the site will be well-screened from the street rights-of-way and residentially zoned parcels to the east and west by planting beds of similar ornamentals.

Parking on site is shown to include 13 off-street parking spaces on either side of the proposed office building. Such off-street parking is 1 space less than that required for the proposed building's square footage. This deficiency is proposed to be addressed by reserving 5 parking spaces on the applicant's property to the north which currently has more spaces than required by code. The use of off-site parking to accommodate the on-site demands generated by the proposed new construction is permitted per Section 29-30 of the code. Both sites are within 1000 feet of each other and accommodate similar uses thereby meeting the requirements of Section 29-30 to permit the sharing of parking..

On August 18, 2016, the Planning and Zoning Commission held the public hearing on this matter as well as Case #16-140. The applicant's agent provided an overview of the rezoning and subdivision requests. A representative from the Ridgeway Neighborhood Association spoke and indicated that they were supportive of the requests noting that development of the site was preferred to the existing surface parking lot. Another member of the public spoke in opposition to the request indicating that he objected to the property being built and being redeveloped from the residential to the commercial due to the fact that the owner has significant property to the south of his building lot that is already zoned for commercial that he can take that parking lot and put the new structure on. Following public input on the cases, the Planning and Zoning Commission voted 9-0 to support the proposed rezoning and O-P development plan.

A copy of the Planning Commission staff report, locator maps, O-P development plan, statement of intent, design parameters, 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: Development, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/17/1909	Mikel's Subdivision of Garth's Addition (Lots 83-88)

Suggested Council Action

Approve the requested rezoning from R-2 to O-P and accompanying Statement of Intent as well as the proposed O-P development plan and accompanying design parameters, as recommended by the Planning and Zoning Commission.