



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 21, 2023

Re: 307 N. Tenth Street - Rezoning (Case #189-2023)

## Executive Summary

Approval of this request will rezone 0.17 acres of property, located on the west side of N. Tenth Street between Park Avenue and Rogers Street, from R-MF (Multi-Family Residential) to the M-OF (Mixed-Use Office) district.

## Discussion

Haden & Colbert (agent), on behalf of 1201 Broadway, LLC (owner), seeks approval to rezone 0.17 acres located at 307 N. Tenth Street from R-MF to M-OF. The applicant wishes to repurpose the existing single-family residence into an office building. The comprehensive plans designates the property as lying within 'Neighborhood District' based on the residential use on the property at the time the comprehensive plan was adopted. This designation appears to now be inconsistent with the current land use pattern, given a number of the properties along Tenth Street between Park Avenue and Rogers Street have commercialized since 2013.

The adjacent property to the north, 311 N. Tenth Street was rezoned to C-1 (now M-N) in 1971. 305 N. Tenth, which is also held by the applicant, was successfully rezoned to O-1 (now M-OF) in 1988 to permit professional offices, such as architects and realtors. The Village Glass property at 315 N. Tenth was rezoned for artisan uses in 2005 when they first moved to the property. Additionally, Columbia College owns numerous properties within the block and continues to invest in their renovations and reuse. The most significant land holding includes the former Columbia Photo property, to the east at 310 N. Tenth, which is zoned I-G.

If the existing 2,780 square foot structure on the property is repurposed in its entirety, it will require 10 parking spaces for an office use. The existing residential driveway can only satisfy one stall, since stacked driveway spaces are not allowed outside the R-1 or R-2 zoning district. Additional parking could be added behind the existing structure to accommodate required parking; however, the area available may not be sufficient to meet code requirements. Section 29-4.3(d) of the Unified Development Code; however, offers a number of parking alternatives that can be used to reduce required parking and claim credit for additional spaces off-site. Options for reductions in parking include on-site reductions given the site's proximity to Wabash Station (the City's transit hub) and possible use of adjacent on-street parking to a full waiver of the required parking if spaces are available within 1,000 feet of the site in a public parking facility.

Staff indicated that parking requirements typically are not considered central to rezoning requests and would be reviewed upon submission of site development plans by the



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applicant. At that time, parking requirements will have to be satisfied either onsite, through one of the available relief options, or by limiting the floor area that could be used for the proposed office functions. Staff noted that given the central location of the subject site, parking demand was anticipated to be lower than the required 10 spaces. And due to the parking waivers available to the property, staff supported the requested rezoning.

The applicant's representative gave an overview of the request indicating that the anticipated uses on the property were professional services, consistent with those permitted on the property at 305 N. Tenth. He indicated that the size of the building will limit the space available for parking onsite so the applicants had anticipated the need for waivers and other considerations. He noted that the applicant are not trying to avoid the parking requirements, but value the existing structure and its lot over parking even if it means only a small portion of the structure can be repurposed.

The Planning & Zoning Commission considered this request at their July 20, 2023 meeting. Staff presented its report, indicating the report contained an error with regards to the discussion of a possible waiver of parking for the repurposed site. Staff included the updated information during its presentation as well as in the attached corrected staff report.

The Commission asked for clarification of the site plan review process to ensure parking calculations would be considered once the applicants submit plans for their new tenant. Staff reassured the Commission that this was the standard procedure for evaluation of parking requirements when the use on a property is modified. After limited further discussion, the Planning & Zoning Commission moved to approve the requested rezoning, and voted unanimously (7-0) to approve the requested rezoning to M-OF.

The revised Planning & Zoning Commission staff report, published Planning and Zoning Commission staff report, location maps, rezoning exhibit, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated. Site is fully developed.

Long-Term Impact: Limited. No reconstruction is proposed; however, future impacts may be greater solid waste collection. Such expenditures may or may not be off-set by user fees and increased tax collection.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:  
Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:  
Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning from R-MF to M-OF, as recommended by the Planning & Zoning Commission.