

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

SUMMARY

A request by the City of Columbia to correctively rezone property addressed as 715 N. Eighth Street from district C-2 (Central Business) to M-N (Mixed-use Neighborhood). This action is proposed so the subject parcel is zoned to accommodate its present retail use and in advance of the deletion of the C-2 district from the Unified Development Code. **(Case # 20-2021, 715 N. Eighth Street)**

DISCUSSION

The subject parcel is being proposed to be rezoned so that it matches its existing land use and best conforms to the permanent zoning classifications established as part of the 2017 adopted Unified Development Code (UDC). The subject parcel was not chosen to be rezoned to M-DT (Mixed-use Downtown), the replacement district to C-2, in 2017 given it was outside the defined M-DT regulating plan boundary. The parcel is owned by the City of Columbia and independently operated as a retail business, The Wardrobe, under a long-term lease arrangement.

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 and Planning Commission and Council review and 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.

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 rezoned in 1983 from R-3 (now R-MF) to C-2 for the purposes of constructing a new building to house "The Wardrobe", a used clothing store. In the mid-1960's the Land Clearance for Redevelopment Authority purchased the property for the Columbia Housing Authority as part of its public housing project. The property was not developed for that purpose and was given to the City's Parks and Recreation Department for an undetermined use future use. In 1982 the property was being used as a community garden.

In November 1983, the City Council initiated the rezoning of the property to C-2. Pursuant to the December 22, 1983 staff report and the Planning Commission minutes the rezoning was not supported and the Commission recommended denial by an 8-0 vote. Council subsequently approved the request and directed staff to prepare a lease agreement with the Wardrobe for lease of the property. To staff's knowledge the property has been used by the Wardrobe since the property's rezoning.

The choice of M-N district zoning for the subject parcel is based upon the fact that the site is presently used as a low-impact retail business. The M-N district is considered a transitional commercial zoning classification intended to support the needs of the immediate neighborhood. The district would allow for significant redevelopment opportunities at a scale and level of intensity believed appropriate for its

location. Uses allowed in the M-N district, should the parcel be sold or redeveloped, could include offices, personal services, and residential dwellings. It should be further noted that any redevelopment of the property would require provision of parking which is not presently on the site and was not required when rezoned to C-2. Furthermore, if the parcel is to be retained by the City for which there is no indication it will not be, it is possible that reuse of the site could be contractually limited to ensure there are no negative land use impacts upon the surrounding residential development.

Given the current land use, a desire to limit possible commercial impacts should the subject parcel redevelop, and the fact that rezoning will not result in the creation of a non-conforming property, staff believes the proposed rezoning is in the best interest of the City. Such action will not negatively impact the current occupant of the structure and will afford the City the opportunity to pursue elimination of the C-2 district from the UDC. The M-N classification is consistent with the Comprehensive Plan's future land use designation of "City Center".

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 0.22 acres (9,400 sq. ft.)
Topography	Sloping upward to the north
Vegetation/Landscaping	Some landscaping
Watershed/Drainage	Flat Branch
Existing structures	Commercial Building

HISTORY

Annexation date	1826
Zoning District	C-2 (Central Business District) per 1983 rezoning
Land Use Plan designation	City Center
Previous Subdivision/Legal Lot Status	Lot 4 except north 35 feet and all Lot 3 of Guitar's Addition to Columbia

UTILITIES & SERVICES

Parcel is serviced by all City services.

ACCESS

N. Eighth Street	
Location	East of subject parcel
Major Roadway Plan	Local residential; City-maintained
CIP projects	None
Sidewalk	Sidewalks present

Park Street	
Location	South of subject parcel
Major Roadway Plan	Local non-residential; City-maintained
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	Located within 1050-feet of Douglas 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. 18 postcards and letters were distributed.

Report prepared by _____

Approved by Patrick Zenner