



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: 201 & 209 Switzler Street Zoning Map Amendment (Case #39-2020)

Executive Summary

Approval of this request would result in the rezoning of two parcels owned by the Columbia Housing Authority (CHA) located at 201 Switzler Street (zoned PD) and 209 Switzler Street (zoned R-MF) to M-OF (Mixed-use Office) in advance of new construction on the lot addressed as 209 Switzler Street for additional administrative office space to support CHA activities.

Discussion

A Civil Group (agent), on behalf of Columbia Housing Authority (owner), seeks approval to rezone properties addressed as 201 and 209 Switzler Street from PD (Planned District) and R-MF (Multi-family Dwelling), respectively, to M-OF (Mixed-use Office). The request is sought to permit the future construction of an office building to support CHA activities on the property addressed as 209 Switzler Street. Both sites are generally located at the northeast corner of Switzler Street and Trinity Place.

The site addressed 201 Switzler, per its approved development plan, is limited to an administrative building for the Housing Authority. The site at 209 Switzler (formerly addressed as 407 N Providence) was previously improved with a dwelling, but is now vacant. Both parcels are commonly owned by CHA and are uniquely situated within the Bryant Walkway Housing Development.

Typically rezoning requests to remove parcels from a PD designation are discouraged; however, given the limited additional regulatory protections afforded through the existing PD plan retaining such a designation would yield limited additional benefits to the adjoining properties. Furthermore, given the limited development potential of the property at 209 Switzler expansion of the existing PD would have limited added value to the surrounding properties.

The ownership of the subject sites and that of the surrounding properties (a CHA housing development) by the applicant creates a unique opportunity to expand the applicant's services without the need for relocation. Given these circumstances, it is believed that the requested rezoning is reasonable and that once redevelopment there will be limited impact upon the surrounding land uses.

The Planning and Zoning Commission considered this request at their January 9, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No



City of Columbia

701 East Broadway, Columbia, Missouri 65201

member of the public spoke during the public hearing. Following brief discussion, a motion to approve the rezoning request passed (8-0).

The Planning Commission staff report, locator maps, zoning graphic, existing zoning ordinance & design parameters (Ord. 15984), previously approved Administrative Building for the Housing Authority of the City of Columbia O-P plan, permitted use table, potential building layout, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/3/1999	Approved rezoning to O-P and the Administrative Building for the Housing Authority OP plan. (Ord. #15984)

Suggested Council Action

Approve the requested rezoning of 201 and 209 Switzler Street from PD and R-MF, respectively, to M-OF as recommended by the Planning and Zoning Commission.