



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: 504 Fay Street Rezoning M-N to IG (Case # 225-2021)

Executive Summary

Approval will rezone property addressed as 504 Fay Street from split-zoned IG/M-N to IG in advance of future expansion of the Logboat Brewery facility.

Discussion

Crockett Engineering Consultants (agent), on behalf of the property owners, seeks approval to rezone two tracts of land, containing multiple previously platted lots within the Central Addition subdivision as shown on the attached zoning graphic, from M-N (Mixed-Use Neighborhood) to IG (Industrial) including 0.09-acres of split-zoned property from IG/M-N to IG. A concurrent request to consolidate the multiple lots contained within this request is scheduled for introduction on the September 20 Council agenda as Case #223-2021.

The 1.08-acre site is presently improved with the Logboat Brewery facility and is located at the northeast corner of Fay Street and Hinkson Avenue. This request is desired to facilitate future expansion of the brewery facility. The eastern M-N tract previously contained two single-family detached structures which have since been demolished. From documentation submitted with prior concept reviews relating to this request it appears that the eastern tract will contain the bulk of the proposed production facility's expansion.

The site and surrounding area are identified as being within the "City Center" designation on the Future Land Use Map shown in Columbia Imagined. This designation is supportive of employment and manufacturing facilities such as that which would be allowed if the request is approved. Sufficient surrounding utility infrastructure exists to support the proposed expansion and any future redevelopment/expansion of the site will be subject to all standards of the UDC (parking, landscaping/neighborhood protections, etc).

The Planning and Zoning Commission considered this request at their August 19, 2021 meeting. Staff presented its report in conjunction with the requested replat (Case #223-2021) and noted general inquiries were made regarding the request. Staff also summarized letters of support received. Staff provided clarity regarding the impact of the rezoning on the existing "bar/tasting room" located on site and stated that approval would not facilitate its expansion. Staff noted expansion of the use would require approval of a conditional use permit which had been received and was tentatively scheduled for consideration at their September 23 meeting.

Following the staff report, the Commission requested clarification on the IG dimensional standards and discussed surrounding zoning. One member of the public spoke in regards to



increased industrialization in the area and its impact upon the adjacent Benton-Stephens Neighborhood, dimensional standards of IG, and unintended consequences of IG zoning. Following additional discussion, a motion to approve the rezoning passed (7-0-1) with one abstention.

The Planning Commission staff report, locator maps, zoning graphic, public correspondence, 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: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning from M-N to IG as recommended by the Planning and Zoning Commission.