



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Corrective C-2 Rezoning – 110 E. Ash Street (Case 154-2020 Map Area #3)

## Executive Summary

Approval of this request will result in the rezoning of property addressed as 110 E. Ash Street from C-2 (Central Business) district to the M-OF (Mixed-use Office) district. The proposed rezoning will not create a non-conforming land use and has been initiated as part of a city-wide effort to resolve zoning map inconsistencies identified following adoption of the Unified Development Code in March 2017.

## Discussion

In March 2017, the City adopted the Unified Development Code (UDC) as its zoning and subdivision regulations. With the adoption of the UDC, new zoning district classification were implemented and a new “form-based” district (the M-DT) was adopted to replace the C-2 (Central Business) district. The M-DT (Mixed-use Downtown) district was applied to property generally considered to be located within the core downtown area of Columbia. The M-DT’s form-based standards are highly reliant on a compact and walkable street network which influences land use activities and building architecture.

However, at the time of UDC adoption approximately 26 individual properties zoned C-2 were identified as lying outside the city “core” and were left coded C-2. The choice to retain C-2 zoning upon these parcels was to allow time for the Planning Commission and staff to further analyze what new zoning classification would be most appropriate for the subject parcels. Additionally, given the underlying intent of the M-DT district and the subject parcel’s location it was concluded that the “place-making” elements necessary for appropriate application of the design elements in the new district would not be possible.

Between June and July 2017, the staff and Commission discussed the appropriate zoning to apply to the subject site. Additional public outreach was performed between March and May 2020. During the August 17, 2020, Council meeting staff was officially authorized to pursue the requested rezoning action on the subject parcel. Following this authorization, all property owners within 200-feet and Neighborhood Associations within 1000-feet of the subject site were notified of the proposed zoning change.

Staff was contacted by the property owner in May expressing concerns with the loss of land use rights; however, prior to the Planning Commission public hearing of October 8, 2020, the property owner submitted the attached letter indicating support of the proposed M-OF zoning. There was no other public contact regarding the proposed rezoning of the subject site.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The site is currently used as a title loan office and is bounded to the east and west by churches. Property to the south, across the alley, is located within the M-DT district and is improved with commercial businesses. Immediately to the north are social service agency offices in the former Water and Light Building and additional commercial uses toward Providence Road.

The subject site was rezoned from R-3 to C-2 in 1988 as a vacant tract of land. The C-2 zoning was supported, at that time, given its ability to promote context sensitive infill development. Staff expressed concern with the rezoning due to the C-2 district not requiring parking; however, the site was improved with a parking lot to support the current land use.

The proposed rezoning will not create a non-conforming use and allows several redevelopment opportunities that are seen as most appropriate given the surrounding land use context. The choice to not include the Ash Street frontage into the M-DT district was due to the belief that there was limited redevelopment potential along the roadway. Use of the alley as the district demarcation point was appropriate given its physical presence between differing intensities of land uses.

The Planning and Zoning Commission considered this request at their October 8, 2020, meeting. Following the staff presentation there were no public comments offered and limited Planning Commission discussion. The Commission made a motion to approve the rezoning of the subject parcel to M-OF, as supported by the property owner. The motion passed by a vote of 8-0.

A copy of the Planning and Zoning Commission staff report, locator maps, zoning graphic, meeting minute excerpts, and public correspondence are attached for review.

## Fiscal Impact

Short-Term Impact: Limited to required update of the "Official Zoning Map" and GIS data base.

Long-Term Impact: None. Upon completion of recoding of all C-2 zoned property the existing C-2 zoning standards are to be deleted from the Unified Development Code.



## 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: Economic Development, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
8/17/20	Council Authorization to pursue corrective rezoning actions (Rpt. 43-20)

## Suggested Council Action

Approve the rezoning of 110 E. Ash Street from C-2 (Central Business) to M-OF (Mixed-use Office) as recommended by the Planning and Zoning Commission.