

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

SUMMARY

A request by the City of Columbia to correctively rezone a portion of the existing parking lot associated with the Columbia College Tenth Street Center from C-2 (Central Business) to IG (Industrial). The subject property is located approximately 300-feet north of the intersection of Tenth Street and Park Avenue. **(Case # 20-2021, Map Area #2 – 310 N. Tenth Street)**

DISCUSSION

The subject property is a portion of a larger parcel presently addressed as 310 N. Tenth Street and commonly known as Columbia College's Tenth Street Center which is zoned IG (Industrial). The purpose of the requested rezoning is to unify the entire parcel's zoning under a single classification and ensure that zoning best conforms to the permanent zoning classifications established as part of the 2017 adopted Unified Development Code (UDC).

The choice to not rezone the subject property in 2017 to M-DT (Mixed-use Downtown), the replacement district to C-2, was influenced by the fact that the property is part of the Columbia College campus and is addressed within its Master Plan. Property contained within a Master Plan of a higher education institution is not subject to the use limitations of the zoning code and can be used for any use necessary to support the academic mission of that institution. The subject property is presently used as a parking lot that provides on-campus parking to support students and faculty using the services found within the Tenth Street Center.

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, Planning Commission review and recommendation, and Council 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.

A representative of Columbia College was contacted in August 2020 regarding the pending rezoning. After discussing the proposed rezoning and giving consideration to the future use of the subject site, it was agreed that the IG designation would accommodate future uses contemplated on the property. It should be noted that the subject property is presently a parking lot which is a permitted "by-right" use in the proposed IG district. Rezoning to IG is supported by the property owner and will not impede their ability to continue to use the lot as it is presently or proposed to be used in the future.

Given the balance of the Tenth Street Center property is zoned IG the proposed designation is believed most appropriate given it eliminates a "split-zone" condition on the larger property and is consistent with the zoning of the properties to the south and east. While the potential for redevelopment of the overall Tenth Street Center is possible and may result in more intense land uses, it is important to note that the 2019 Columbia College Master Plan identifies the site as "Administration/Student Support" and a parking lot. Any changes to such a designation would necessitate a Master Plan revision which would require public review.

A similar change on the Stephen College campus occur several years ago when the College chose to sell off a portion of its campus property to the Hagen Foundation. The public hearing associated with the Master Plan revision could potentially require a zoning change to protect the interests of adjacent property owners from excessively intense redevelopment.

On November 2, 2020, the City Council authorized staff to initiate the formal rezoning process on the subject parcel to IG. 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 property was rezoned in 2004 from M-1 (now IG) to C-2 for the purposes of relocating the then existing Columbia Photo building (now the Tenth Street Center) to the property and adding apartments to the building's second story. At the time of rezoning the subject property was vacant and staff was unsupportive of the request given the C-2 district did not require parking to support the proposed uses. Staff recommended C-P (Planned Commercial, now PD). The Planning Commission recommended approval of the C-2 and Council subsequently approved the change. The building was never built and the property lay vacant until sometime between 2007 and 2011 when an expansion of the then existing parking lot was completed most likely following the 2009 acquisition of the property by Columbia College.

Given the current land use pattern, a desire to unify the overall zoning upon the parcel, and the fact that rezoning is supported by the property owner and is consistent with the adopted Campus Master Plan, staff believes the proposed rezoning is in the best interest of the City. Such action will not negatively impact the property owner's enjoyment of the parcel as it is being presently used or could be used in the future. While the IG classification allows re-use options for the site that may be more intense, such change would require revision of the Campus Master Plan via a public hearing at which time such revision could be conditioned upon the rezoning of the land to mitigate possible adverse impacts. The IG 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 IG.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	Approximately 0.40 acres (17,473 sq. ft.)
Topography	Sloping downward to the northwest
Vegetation/Landscaping	None
Watershed/Drainage	Flat Branch
Existing structures	Parking lot

HISTORY

Annexation date	1826
Zoning District	C-2 (Central Business District) per 2004 rezoning
Land Use Plan designation	City Center
Previous Subdivision/Legal Lot Status	Harbison's Addition & Colt Railroad Admin Plat Lot 2 (portion)

UTILITIES & SERVICES

Parcel is serviced by all City services.

ACCESS

N. Tenth Street	
Location	West of subject parcel
Major Roadway Plan	Major Collector; City-maintained
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	Located within 1650-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. 10 postcards and letters were distributed.

Report prepared by _____

Approved by Patrick Zenner