

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 5, 2026

Re: 202 North Old 63 - Rezoning (Case #6-2026)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would rezone 0.43-acres of land from PD (Planned Development) to M-OF (Mixed Use - Office) zoning. The parcel is located at the northeast corner of N. Old Hwy 63 and E. Walnut St., and includes the address 202 N. Old Hwy 63.

Discussion

Dominick & Stephanie Lee (owners) are seeking approval of M-OF (Mixed-use Office) zoning on 0.43-acres of land located at the northeast corner of N. Old Hwy 63 and E. Walnut St. The subject site is currently zoned PD (Planned Development) and is developed with a single-family home. The applicant seeks to rezone the property to M-OF in order to later seek approval of a short-term rental request.

The subject site is surrounded by R-MF zoning to the north and west, M-OF zoning to the east, and R-1 zoning to the south and southeast which consists of the City's Stevens Lake Park. The site is identified as being within both the "Neighborhood District" and the "Employment District" per the Future Land Use Map of Columbia Imagined and is considered consistent with both designations. The "Neighborhood District" is intended to accommodate a broad mix of residential uses, and supporting, small-scale commercial uses, and 'Employment District" is intended to facilitate employment uses such as offices, corporate headquarters, manufacturing, and research parks. This subject site is located next to other M-OF zoned property to the east, and this zoning would fit within the existing land use context.

The original PD zoning for the site was approved by City Council in October 1998 for O-P (now PD) zoning with limited O-1 (now M-OF) uses. A "traditional" PD Plan was not submitted, instead City Council approved the limited office uses presently permitted on the site as were requested by the owner at that time. The intent of the owner at the time was to "think ahead" for the potential sale of the acreage within the next 10-20 years.

The current owners recently purchased the property and desire to establish an STR on the site, which is not expressly permitted within the current PD plan. M-N and M-C zoning were discussed and determined to be too intense a zoning classification given their permitted uses and the existing land use context. Establishment of an STR on the property, should rezoning be approved, will require issuance of a conditional use permit (CUP) by the City Council.

Staff believes M-OF zoning accomplishes the goals of the Comprehensive Plan by bringing the site within the current UDC open zoning districts. M-OF zoning at this site would not create



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any non-conformities for the structures present at this site and would permit the intended use of an STR subject to issuance of a CUP.

The Planning & Zoning Commission considered this request at their November 20, 2025 meeting. Staff presented its report and responded to Commissioner questions. The applicant was present to answer Commissioner questions. One member of the public spoke, stating confusion on Stephen's Lake Park being zoned for R-1 uses. Following limited additional discussion, the Commission made a motion to approve the requested M-OF rezoning that passed unanimously with a vote of (8-0).

The Planning and Zoning Commission staff report, locator maps, rezoning graphic, 1998 zoning case file, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None are anticipated. Site is presently served with sufficient infrastructure to support uses.

Long-Term Impact: None. The conversion of the existing home to a possible short-term rental will not generate greater impacts on utility services.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

Legislative History

Date	Action
10/5/1998	Approval of PD zoning (Ord. 15780)

Suggested Council Action

Approve the request to rezone 0.43-acres from PD (Planned Development) to M-OF (Mixed-use Office) as recommended by the Planning and Zoning Commission.