



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Corrective C-2 Rezoning – 909 University Avenue (Case 154-2020 Map Area #4)

## Executive Summary

Approval of this request will result in the rezoning of an approximately 0.18 acre (7,955 sq. ft) parcel of vacant land owned by the University of Missouri, located behind the campus building known as the “Professional Building” and addressed as 909 University Avenue, from C-2 (Central Business) district to M-OF (Mixed-use Office) district. The proposed rezoning will have no impact upon the University’s operations or future use of the property 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 commercial 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.

At the time of UDC adoption approximately 26 individual properties zoned C-2 were identified as lying outside the downtown core and were left coded C-2. The choice to retain C-2 zoning upon these parcels was to allow time for the Planning & Zoning 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 parcel. 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 parcel were notified of the proposed zoning change.

Staff was contacted by a representative of the University’s Facilities Management Office regarding the proposed zoning change. Staff explained the action was sought to conform the parcel’s zoning to that of its parent tract (909 University Avenue) which is owned and operated by the University and known as the Professional Building. There was also discussion



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

of the University's statutory exemption from compliance with the City's zoning code and that the proposed action would not impact the use of the property moving forward. Given this response and acknowledgement of the zoning exemption, the University representative indicated that there were no objections to the proposed rezoning.

The subject parcel and its parent tract were zoned R-3 (now R-MF) on the 1957 zoning map. Sometime between 1957 and 1971 the subject parcel was rezoned to C-2. In 1979, the parent tract was rezoned to O-1 (now M-OF). Zoning records research has not identified further rezoning action on the properties

Aerial photography and property records research show that a building previously existed on the subject parcel up until sometime between 1994 and 2002 likely at about the time the Hitt Street Parking Garage was constructed. The subject parcel is virtually inaccessible from the end of Watson Place (the Hitt Street garage entrance) due to topographic relief. Access to the site and parking to the rear of the Professional Building is obtained via a shared private driveway (former alley) that used to be the primary access to the Columbia Plasma Center which was demolished between 2007 and 2011.

The rezoning of the subject parcel to M-OF will not negatively impact the property owner's enjoyment of the parcel as it is being presently used or may be used in the future while under its ownership. Furthermore, the M-OF classification would allow a future owner, if a sale should occur, to enjoy significant re-use options for the site and its existing improvements made more compatible with its surroundings.

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 brief Planning Commission discussion. The Commission made a motion to approve the rezoning 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, and meeting minute excerpts 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 as recommended by the Planning and Zoning Commission.