

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 9, 2020**

**SUMMARY**

A request by A Civil Group (agent), on behalf of Columbia Housing Authority (owner), for approval to rezone property addressed as 201 Switzler Street that includes an O-P development plan known as *Administrative Building for the Housing Authority of the City of Columbia*, from PD (Planned Development) to M-OF (Mixed- use Office) to remove PD requirements, and to rezone property addressed as 209 Switzler from R-MF (Multi-family Residential) to M-OF (Mixed-use Office) to allow for construction of an office building. The subject site is located at the northeast corner of Switzler Street and Trinity Place. (**Case #39-2020**)

**DISCUSSION**

The applicant is seeking to rezone two properties that they own to M-OF which would allow for office and other permitted uses. The site addressed as 201 Switzler is currently zoned PD (formerly O-P) with an active development plan known as *Administrative Building for the Housing Authority of the City of Columbia O-P plan*. The 1999 rezoning ordinance (Ord. #15984) and approved development plan limited the use of the site to a single use, an administrative building for the Housing Authority, as well as included a set of design parameters (see attached). Prior to being rezoned to PD in 1999, this property was zoned R-3 (now R-MF) and had been zoned for multi-family uses since 1935 when it was originally classified as District “C” - Apartments.

The site at 209 Switzler (previously addressed as 407 N Providence) is currently zoned R-MF and was previously improved with a dwelling, but is now vacant. The Housing Authority maintains a patio area on the site, but there are no buildings on the site currently. CHA has stated that their intent through this request is to construct a building on this site to use as additional office space for their administrative offices (see attachment for potential building layout).

The property at 209 Switzler has also been zoned for multi-family uses since 1935. A previous request to rezone the site to O-1 in 1999 failed to be approved by the Planning and Zoning Commission and City Council. Concerns included access from Providence and whether the site should be zoned O-P (Planned Office).

**Zoning**

Changes in zoning are evaluated from several perspectives, the first being how the zoning correlates with the city’s Comprehensive Plan (Columbia Imagined) and its future land use designation. The Comprehensive Plan identified the subject site as lying within the land use category of a Neighborhood District. Per the Comprehensive Plan, Neighborhood Districts can contain “a limited number of nonresidential uses that provide services to neighborhood residents,” as well as residential uses.

Below is an itemized list of circumstances that staff believes support approval of the request. Following the list are additional factors that are important to note due to the impacts the rezoning could have. The requested M-OF zoning would allow office and other uses that are shown in the Table 29-3.1 (attached) of the UDC.

### CIRCUMSTANCES SUPPORTING APPROVAL

- **Current planned district offers limited additional protections (applies to 201 Switzler).** Outside of the use restrictions within the SOI (only CHA admin offices permitted), there are no other specific restrictions on the site or building form, such as additional setbacks, buffering, landscaping, design requirements, etc that would be eliminated with the rezoning. The M-OF zoning requirements (landscaping, lighting, etc.) for the site would be the same or more restrictive than it is for the site currently.
- **The two sites are under common ownership.** In the event that 209 Switzler is improved with an office building, off-street parking would be required. Because both properties are owned by CHA, it is possible that the parking that would be required for the construction of an office building on 209 Switzler could be accommodated by existing excess parking on 201 Switzler. This would alleviate the need for 209 Switzler to construct parking on the site, which given its relatively small size would be difficult to accommodate. This also eliminates the need to consider an access point onto Providence Road for 209 Switzler, which is a concern; traffic would access the site via the parking lot that accesses Switzler.
- **Current owner is Columbia Housing Authority, which has a unique interest in the office use in this location.** CHA plays a specific role in providing services within this neighborhood and elsewhere. It seems unlikely that these properties would be sold and/or leased to someone other than the current owner, which may not provide additional services to the surrounding neighborhood.
- **Uses in the M-OF would be compatible with surrounding properties (201 and 209 Switzler).** While the current site is only permitted one specific use, M-OF would permit most residential uses, office uses, community service uses (police station, library, etc.), and daycares, along with other uses. These additional uses do not appear to be substantially more impactful than the current use allowed upon the PD zoned property, and are compatible with the surrounding R-MF zoning. In addition, property at the northwest corner of Switzler and Providence is currently vacant, as is the property to the north of 209 Switzler, so rezoning would not affect any current residents on these sites.
- **Additional landscape buffering would be required along boundaries with R-MF if not currently screened (209 Switzler).** If a new office building is constructed, Level 1 landscaping and buffering (4-foot landscaping, 6-foot screen) would be required along the abutting property lines zoned R-MF with a residential use.

### CIRCUMSTANCES WORTH NOTING

- **O-P (now PD) zoning was approved to allow only CHA administrative offices.** The use restriction allowed only a very specific use, for the administrative offices for CHA. Removing that restriction makes it feasible for the site to be sold or used for other permitted uses within the M-OF.
- **Rezoning 209 Switzler by itself would present challenges.** Developing this site on Providence as an office would likely require creating additional ingress/egress to the site from Providence. If constructed, its existence would could create traffic conflicts along this arterial street. No traffic impact analysis is required for this request given its small scale.
- **Shared parking arrangement will likely be required.** Given the relatively small size of the 209 Switzler, its redevelopment as an office would be hampered by the required parking spaces needed for an office use (1 space/ 300 sf gfa-general office). As such, the applicant has stated that they intend not to construct on-site parking, but instead use the excess parking located at 201 Switzler as off-site parking, which is allowed in the UDC. Support for the rezoning of 209 Switzler relies somewhat on the fact that these two parcels have the same owners and a shared

parking arrangement can be employed that eliminates the need for a stand-alone parking lot

that would require Providence access. However, nothing will restrict the sale of either property in the future, which could complicate any shared parking agreements.

- **Lot at the northwest corner of Providence and Switzler zoned R-MF.** If both properties are rezoned to M-OF, then this site will become a relative island of R-MF. Residential uses could still be constructed on this site, or the owners could also request a similar M-OF zoning.

**Conclusion**

While 201 Switzler is currently restricted to allow only CHA to operate on the site staff believes that rezoning it to allow other M-OF uses would not have a significant negative impact on the surrounding properties given the likely future use of the site would still be office. In regards to 209 Switzler, the size of the site limits its redevelopment potential for office uses which are further complicated by the need for access to Providence as well as on-site parking.

However, given that the Columbia Housing Authority owns both properties and has stated that they have no immediate plans to move their offices from 201 Switzler there are additional options available to make redevelopment of 209 Switzler more feasible such as utilizing shared parking between the sites which would eliminate the need to construct an additional access onto Providence. It should be noted; however, that since neither site would be zoned planned development (PD), there are no restrictions per se on how the site must be redeveloped or who must own it.

Overall, staff supports the requested rezoning, finds it to be reasonable, and not inconsistent with the surrounding land uses or the Comprehensive Plan.

**RECOMMENDATION**

Approve the requested rezoning of 201 Switzler from PD to M-OF and 209 Switzler from R-MF to M-OF.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator maps
- 2) Zoning graphic
- 3) Existing zoning ordinance & design parameters (Ord. 15984)
- 4) Existing *Administrative Building for the Housing Authority of the City of Columbia* O-P plan
- 5) Permitted Use Table
- 6) Potential Building Layout

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.99
<b>Topography</b>	Sloping southward
<b>Vegetation/Landscaping</b>	Turf, some landscaping
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	Housing Authority Admin office (201); vacant (209)

**HISTORY**

<b>Annexation date</b>	1826
<b>Zoning District</b>	PD (fka O-P); R-MF
<b>Land Use Plan designation</b>	Neighborhood District (209), Commercial District (201)
<b>Previous Subdivision/Legal Lot Status</b>	Crouch's Addition and Lot 1 & 6 of Bergens Addition

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	City of Columbia

**ACCESS**

<b>Providence Road</b>	
<b>Location</b>	Along the east side of property
<b>Major Roadway Plan</b>	Major Arterial; MoDOT maintained (106-110-foot ROW required; 53-55 half-width required).
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

<b>Switzler Street</b>	
<b>Location</b>	Along the south side of property
<b>Major Roadway Plan</b>	NA; local residential (50-foot ROW required; no additional ROW dedicated)
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

<b>Trinity Place</b>	
<b>Location</b>	Along the west side of property
<b>Major Roadway Plan</b>	NA; local residential (50-foot ROW required; no additional ROW dedicated)
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Located within Armory Sports and Recreation Center, Douglass Park, Downtown Optimist Park, Flat Branch Park, MKT Nature and Fitness Trail service areas.
<b>Trails Plan</b>	None adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	None adjacent to site.

**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 notified of a public information meeting, which was held on December 17, 2019.

<b>Public information meeting recap</b>	Number of attendees: 2 (including 2 applicants) Comments/concerns: None.
<b>Notified neighborhood association(s)</b>	Ridgeway NA, North Central Columbia NA, Douglass Park NA
<b>Correspondence received</b>	None.

Report prepared by Clint Smith

Approved by Patrick Zenner