



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2020

Re: 1206 Coats Street Rezoning (Case #99-2020)

Executive Summary

Approval of this request would rezone three parcels totaling 1.13 acres from PD (Planned Development) to M-C (Mixed Use- Commercial) at the southeast corner of Coats Street and North Blvd.

Discussion

Brush and Associates (agent), on behalf of Tom and Pat Kardon (owners), requests to rezone three parcels containing approximately 1.13 acres from PD (Planned Development) to M-C (Mixed use- Corridor). Tom's Imports (an auto repair and parts service shop) is presently operating on the site. There are 57 on-site parking spaces to serve the 9,000 square foot main structure and the 3,600 square feet auxiliary building.

The subject site was originally zoned C-P in 2000 (2-lots) and was amended in 2011 to add an additional lot (1200 Coats Street) to permit a building expansion for the current automotive repair facility. As a part of the 2011 request, a Statement of Intent (SOI), design parameters, and development plan were approved to cover all three lots. The site's 2011 permitted uses (attached) allowed most uses within the former C-1 (Intermediate Commercial) district; however, did restrict drive up facilities, package alcoholic beverage sales, restaurants, banks and boarding houses from the site. The existing automobile repair shop use was explicitly included in the 2011 SOI (see Exhibit A of Ord. 210221) as it was not permitted in the C-1 district, but rather only in the C-3 (General Business District, comparable to M-C) district at the time.

The current use of the property is permitted in the M-C zone under the classification of "Major vehicle repair and service". This use is not permitted in the M-N (Mixed Use- Neighborhood which is analogous to the former C-1 district) which is why the applicant is pursuing M-C zoning. The applicant further states that the desire for straight (non-PD) zoning is to offer flexibility in terms of its future use and reduced limitations on specific site features.

Additionally, the applicant has expressed concerns about the impact that PD zoning has on the property given the current economic conditions.

The land use conditions surrounding the subject site have remained generally constant since the PD plan was amended in 2011. The surrounding uses consist of a mix of commercial (i.e. retail and auto parts store) and community-based service uses (i.e. a church and the Boys and Girls Club) as well as residential dwellings (the City's Cullimore Cottages is to the southeast). While land uses have not generally changed since 2011, the City has adopted the Unified Development Code (2017) and the Council has recognized the Business Loop



CID Corridor Plan (2018) as documents providing additional regulatory and planning guidance for the area.

With the adoption of the Unified Development Code neighborhood protection standards were created to mitigate the negative impacts associated with some uses and better transition between uses through the creation of use-specific standards and enhanced landscape buffering requirements. The Business Loop CID Corridor Plan identifies M-C zoning along the corridor as a means of permitting mixed-use redevelopment.

The applicant has not indicated any immediate intent to redevelop the subject site. Should the subject property be successfully rezoned to M-C, all of the permitted retail uses within the M-C zone would be allowed. While staff has concerns about the intensity of some of the commercial uses which may be permitted, these concerns are mitigated largely by the aforementioned provisions in the UDC, and that the requested rezoning of the subject parcel would not be inconsistent with the existing and potential future land use pattern.

The Planning and Zoning Commission considered this request at their June 4, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No members of the public spoke during the public hearing. Prior to the hearing public comment was limited to questions about the request and no clear indication of support or opposition was expressed. Following additional limited discussion, the Commission approved a motion (8-0) to recommend the property be rezoned from PD to M-C.

The Planning Commission staff report, locator maps, 2011 Ordinance, SOI, and Permitted uses (Ord. 21021), Kardon C-P Plan (revised 2011), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Limited. The subject lots currently have access to public infrastructure. Increases in service costs may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
7/18/11	Rezoning of 1200 Coats Street from R-3 to C-P; approving a revised Kardon C-P Plan (Ord. 19430).
10/9/00	Rezoning property located at the SE Corner of Coats Street and North Boulevard from C-1 to C-P (Ord. 13472).

Suggested Council Action

Approve the requested rezoning from PD to M-C as recommended by the Planning and Zoning Commission.