

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

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Timeless Treasures, LLC (owner), to rezone approximately 0.3-acres from district R-MF (Multiple-family Dwelling) to M-OF (Mixed-use Office). The subject property is addressed 1106 N. College Avenue. (**Case # 28-2021**).

DISCUSSION

Crockett Engineering Consultants (agent) requests a rezoning from R-MF to M-OF for 0.3 acres addressed off N. College Avenue located approximately 500-feet south of Business Loop 70 East. The property is improved with a single-family structure and one accessory structure. The rezoning request is desired so that the owner may redevelop the site with an office building and accessory parking lot.

The subject property takes access from N. College Avenue via a shared driveway with the adjacent property to the north. The northern and eastern properties are unimproved and zoned R-MF. Properties across College Ave. to the west are zoned R-MF and M-OF. The properties to the south are zoned M-OF and are improved with a variety of structures including single-family homes, multi-family structures, office buildings, and a chapel.

Zoning

Requests for zoning are evaluated for consistency with any relevant goals of the City's Comprehensive Plan (Columbia Imagined), the site's future land use designation, and the larger land use context of the area. In this case, staff specifically examined the N. College Avenue corridor between Wilkes Boulevard and Business Loop 70 East.

• **Appropriateness of the Mixed-Use Office District**

The requested M-OF zone is intended to provide for professional, administrative, corporate, and other offices and similar low-impact non-residential uses. It is intended to allow innovative design approaches that reflect and respect the character of nearby residential areas without the need for rezoning to a planned development district. The principal uses are small-scale office, personal services, and residential uses

The requested M-OF zoning would allow office and other uses that are shown in the Table 29-3.1 of the Unified Development Code (UDC). Since the applicant is seeking a rezoning to M-OF to permit an office building and accessory parking lot, staff believes that the M-OF District is the most appropriate zone for the desired use and land use context. Additionally, it should be noted that the site is improved with a single-family structure and a rezoning from R-MF to M-OF would not create any non-conforming uses as the current use of the site is permitted in the M-OF District.

• **Consistency with Columbia Imagined**

Redevelopment of the site, as proposed during the concept review held on October 15, 2020, may result in the loss of housing which is inconsistent with the Columbia Imagined goal to "Support diverse and inclusive housing options." However, the rezoning would retain all permitted residential uses thereby not eliminating the potential for continued or future residential uses.

This request would be consistent with the goals to “Support mixed-use” by rezoning to a mixed-use district; “Prioritize infill development” by supporting redevelopment of a site in the city center; and various “Mobility, Connectivity, and Accessibility” goals by supporting redevelopment within a ¼ mile walking distance of one transit route and within a ½ mile of another route.

- **Future Land Use Map**

Columbia Imagined identifies parcels on this corridor as being located in the Commercial, Employment, and Neighborhood Districts with most parcels identified as being in the Employment District. The subject site and the abutting property to the north are located in the Neighborhood District given their usage at the time of Plan adoption. All but two properties to the south on this section of the corridor are in the Employment District. Properties to the west are identified as a mix of Commercial, Employment, and Neighborhood Districts.

While the future land use categories do not directly correlate to the zoning districts found within the UDC, for the purposes of this analysis it has been determined that the M-OF zoning district is most directly correlated to both the Employment and Commercial District designations as described by the Comprehensive Plan.

Given the future land use map is not well-suited to a parcel-by-parcel evaluation and the larger land-use context of the area broadly consists of Commercial and Employment Districts, staff has determined that future potential uses permitted by the M-OF zoning district on this site would be consistent with the future land uses in this area.

- **Additional Discussion**

The abutting, vacant properties to the north and east are zoned R-MF which would require a level 1 buffer commensurate with any redevelopment of the site, per Table 4.4-4 in Chapter 29-4.7 of the UDC, if the zoning were approved. The abutting property to the south is zoned M-OF and would not require a similar transitional screen or buffer.

In terms of the neighborhood’s response to the rezoning, no formal response was received from the Benton-Stephens Neighborhood Association or the North Central Columbia Neighborhood Association at the time of writing the staff report. Following postcard notification of the concept review, staff received one phone call and one email inquiring about the rezoning request. One inquiry was from the Benton-Stephens Neighborhood Association asking as to whether this rezoning request was speculative or not. The agent had submitted a concept sketch showing the layout of the site per the concept review and has started discussions with MoDOT for a potential right-of-way permit which leads staff to determine that this is not a speculative request. The other inquiry, from a neighbor, stated no concern.

Conclusion

Staff believes the requested M-OF zoning is appropriate given consistency with the comprehensive plan, the surrounding land use pattern, and additional protections for transitional buffering provided by the UDC which would mitigate potential land use incompatibilities if abutting properties were developed.

RECOMMENDATION

Approve the requested rezoning from R-MF to M-OF.

ATTACHMENTS

- Locator maps
- Zoning graphic

HISTORY

Annexation date	1906
Zoning District	R-MF
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Legal lot

SITE CHARACTERISTICS

Area (acres)	0.3
Topography	Gentle slope declining towards the north.
Vegetation/Landscaping	Turf/Natural
Watershed/Drainage	Bear Creek
Existing structures	One existing home and accessory structure

UTILITIES & SERVICES

All utilities and services provided by City of Columbia.

ACCESS

North College Avenue	
Location	West side of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Field Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	Key Roadway – N. College Ave.

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 via an advanced notification postcard which was mailed on November 9, 2020. **12** postcards and property owner letters were sent.

Public Notification Responses	One inquiry from neighbor, via phone, stating no concern. General inquiry, via email, from Benton-Stephens NA.
Notified neighborhood association(s)	Benton-Stephens NA; North Central Columbia NA
Correspondence received	N/A