

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

SUMMARY

A request by the City of Columbia to correctively rezone 316 N. Tenth Street from C-2 (Central Business) to R-MF (Multiple-family Dwelling). The subject property is located approximately 325-feet south of the intersection of N. Tenth Street and Rogers Street and is presently improved with a residential structure owned by Columbia College and identified on its 2017 Master Plan as “Long-term Holding”. (**Case #20-2021, Map Area #2 – 316 N. Tenth Street**)

DISCUSSION

The subject parcel is proposed to be rezoned so that it more closely aligns with the surrounding zoning and best conforms to the permanent zoning classifications established as part of the 2017 adopted Unified Development Code (UDC). The choice to not rezone the subject parcel in 2017 to M-DT (Mixed-use Downtown), the replacement district to C-2, was influenced by the fact that the parcel is part of the Columbia College campus and is addressed within its Master Plan.

Property contained within a Master Plan of a higher education institution is not subject to the use limitations of the zoning code and can be used for any use necessary to support the academic mission of that institution. The subject parcel is presently used as a residential structure that appears, from site inspection, to be available for rental. The structure is identified on the 2019 Columbia College Master Plan as a “Long-term Holding” property.

During the UDC adoption process, it was contemplated that all C-2 zoned parcels located outside the existing core of Columbia (now zoned M-DT) would be considered for new zoning classifications following staff analysis, Planning Commission review and recommendation, and Council approval. It was furthermore contemplated that once all anomalous C-2 parcels were rezoned, the C-2 regulations would be deleted from the UDC. In fulfilling these objectives, the Commission and staff reviewed the proposed zoning classification of the subject parcel in June and July 2017; however, were unable to initiate the rezoning process at that time due to time-sensitive work assignments. Since conducting its initial research and analysis, work assignments have normalized and staff has been able to re-engage in this activity.

A representative of Columbia College was contacted in August 2020 regarding the pending rezoning. After discussing the proposed rezoning and giving consideration to the future use of the subject site, it was agreed that the R-MF designation would accommodate future uses contemplated on the property. It should be noted that the subject property is presently used as a residential structure which is a permitted “by-right” use in the proposed R-MF district. Rezoning to R-MF is supported by the property owner and will not impede their ability to continue to use the lot as it is presently or proposed to be used in the future.

On November 2, 2020, the City Council authorized staff to initiate the formal rezoning process on the subject parcel to IG. Following this authorization, staff has followed all notification and public hearing notice procedures applicable to any other rezoning request. The property owner as well as adjoining property owners within 200-feet and Neighborhood Associations within 1000-feet of the subject parcel have been notified of the pending action.

The subject property was rezoned in 2005 from R-3 (now R-MF) to C-2 to allow the conversion of the existing home to either a small retail business or office use. According to the 2005 staff report there

were no known immediate plans for conversion of the structure. The request was supported by staff as the property was identified as being within the “City Center” and adjacent to the then existing Columbia Photo building.

The parcel was acquired by Columbia College in 2014 shortly after being first shown as a future campus acquisition as part of its 2013 Master Plan update. Acquisition of the property, per the 2013 Master Plan, was to support possible expansion of the Tenth Street development. Staff is unaware of the building being used for retail or office purposes since its acquisition and has been given no indication that a conversion is pending. Rezoning to R-MF is consistent with its present known use and the immediate surroundings.

Given these findings and the fact that rezoning is supported by the property owner, staff believes the proposed rezoning is in the best interest of the City. Such action will not negatively impact the property owner’s enjoyment of the parcel as it is being presently used or could be used in the future. While the R-MF classification conforms the parcel’s zoning to that of surrounding residential properties, given the parcel is owned by Columbia College and shown on its Master Plan as a “Long-term Holding” it could be used for an array of uses that further the College’s academic mission including, but not limited to housing or academic/office space. The R-MF classification is consistent with the Comprehensive Plan’s future land use designation of “City Center”.

RECOMMENDATION

Approve the requested rezoning of the subject parcel to R-MF.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	Approximately 0.11 acres (4,792 sq. ft.)
Topography	Sloping southwest
Vegetation/Landscaping	Turf, some landscaping
Watershed/Drainage	Flat Branch
Existing structures	Residential structure

HISTORY

Annexation date	1826
Zoning District	C-2 (Central Business District) per 2005 rezoning
Land Use Plan designation	City Center
Previous Subdivision/Legal Lot Status	South ½ Lot 9 Otto Place Subdivision

UTILITIES & SERVICES

Parcel is serviced by all City services.

ACCESS

N. Tenth Street	
Location	West of subject parcel
Major Roadway Plan	Major Collector; City-maintained
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	Located within 1650-feet of Douglas Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 provided early property-owner notification of this pending request on November 10, 2020 and formal property owner notification letters on November 24, 2020. 8 postcards and letters were distributed.

Report prepared by _____

Approved by Patrick Zenner