

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 5, 2018**

SUMMARY

A request by Engineering Surveys and Services (agent) on behalf of OTA Properties (owner) for a rezoning of .52 acres of property addressed 709 Fay Street from I-G (Industrial) to M-N (Mixed Use- Neighborhood). The property includes Lot 25 and the south sixty (60) feet of Lot 24 of Harbison's Second Addition to the City of Columbia. **(Case #18-132)**

DISCUSSION

The applicant seeks to rezone the subject property from I-G (Industrial) to M-N (Mixed Use- Neighborhood) to allow for redevelopment of a three-story mixed use building. Presently, the site is improved with a one-story building formerly used as an automobile service facility. The proposed mixed-use building would include retail space on the ground floor, 12 residential units, and a rooftop patio. Residential uses are not permitted in the I-G zone, which is why the rezoning is sought. This case is being concurrently considered with Case # 18-133 which is a one-lot replat of the property to be known as "OTA Subdivision, Plat 1" and two design adjustments.

The subject site is located on the west side of Fay Street, midblock, south of Wilkes Blvd. and north of the Colt Rail Line and Hinkson Avenue. It is south of the Brown Shoe Factory (northwest side of Wilkes and Fay) and north of the Wright Brother's Mule Barn (northwest corner of Hinkson and Fay); both properties are on the National Register of Historic Places and have been restored and converted, respectively, from a factory to office space, and from a mule barn to a mixed use building. The Brown Shoe Factory is zoned I-G and the Mule Barn is also zoned HP-O (Historic Preservation- Overlay). The overall area has been transitioning in recent years from former industrially used lands, reliant on the COLT Railroad, to the location of an expanded footprint of Columbia College as well as investments in new business such as Logboat Brewery to the southeast, and infrastructure investment by the City along Range Line Street to the west.

The site is directly adjacent to I-G zoning on all four sides. However, the greater context of the overall block's zoning and land use pattern is much more diverse (Range Line Street to the west, Wilkes Blvd. to the north, Fay Street to the east, and Rogers Street/Hinkson Avenue to the south). The block contains a mixture of M-C (Mixed Use- Corridor), HP-O (with mixed uses), R-MF (Multi-Family Dwelling), C-2 (Central Business District) and M-N zoned property. Additionally, much of the mid-block property which is zoned I-G, including the property immediately to the west of the site, is owned by Columbia College and is used for a mixture of building types and uses common to a college and subject to the College's Master Plan (last updated in 2017). Higher education uses (residence halls, classrooms and offices, athletic facilities, etc.) are permitted in residential zones, and are typically zoned as such. The preponderance of Columbia College-owned I-G property in this area is due to many years of land acquisition by the College, rather than actual industrial uses on the parcels fronting Range Line Street and to the immediate west of this site.

The remaining properties in this block with industrial uses are in one-story, non-descript buildings and are on the lower spectrum of intensity in terms of what I-G allows (they are mostly auto repair and service businesses). Staff, in its evaluating this request gave consideration to the risks of bringing residential uses into an industrial area in terms of noise, air quality, heavy truck traffic and other potential health, safety and incompatibility concerns and concluded that the uses in the area are not of a heavy industrial type, and the area may be attractive for students and young professionals wanting to walk to campus and the Downtown District.

There are residential lofts approximately 500 feet to the south on Fay in the Mule Barn mixed use building, in the residence halls on the Columbia College Campus, and within the larger neighborhood. Furthermore, staff believes this area is likely to continue to transition toward a mixed use, pedestrian environment due to its location, historical landmarks, and adjacency to the North Arts Village and Downtown Districts. Mixed use zoning at the neighborhood scale, as allowed by the M-N zoning classification, may ultimately provide a higher and better use for this area than the existing I-G zoning over time.

Urban infill redevelopment, mixed use, and multi-modal transportation options are promoted by the Columbia Imagined Plan. This project has the potential to continue the investment and change in the neighborhood from lower-intensity industrial properties to mixed use, with an emphasis on pedestrian-oriented development near the City Center. The Columbia Imagined Future Land Use Map (FLUM) classifies this area as City Center, which supports a mix of uses at a pedestrian scale.

The area is already served by existing City utilities and services, as supported by the Plan; however, it should be noted that sewer capacity within this sewer basin has been identified as a concern. As of writing this staff report the City Utilities Department is working with the applicant to monitor sewer capacity and flow for the area with the understanding that building permits shall not be issued unless it is determined or mitigation actions produce an adequate sewer capacity to support the proposed redevelopment. This action is consistent with provisions contained within Section 29-6.4(b)(5) of the UDC.

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to meet the UDC requirements, with the acknowledgement that further study regarding sewer capacity is underway and redevelopment will be allowed only if capacity is deemed available. Furthermore, the request is considered generally consistent with the goals and objectives of the Comprehensive Plan and is compatible with the overall area's transitioning, diverse zoning, and mixed land uses.

RECOMMENDATION

Approval of M-N zoning.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Surrounding zoning graphic
- Rezoning analysis provided by applicant

SITE CHARACTERISTICS

Area (acres)	.52 acres
Topography	Flat
Vegetation/Landscaping	Urban environment
Watershed/Drainage	Hinkson Creek
Existing structures	one-story building and asphalt parking lot

HISTORY

Annexation date	1906
Zoning District	I-G (Industrial)
Land Use Plan designation	City Center
Previous Subdivision/Legal Lot Status	Lot 25 and the south sixty (60) feet of Lot 24 of Harbison's Second Addition to the City of Columbia

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Fay Street	
Location	Along eastern edge of property
Major Roadway Plan	Local non-residential
CIP projects	N/A
Sidewalk	Required for platting action

PARKS & RECREATION

Neighborhood Parks	Closest park is Field Park
Trails Plan	Colt RR Trail
Bicycle/Pedestrian Plan	Colt RR Trail

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 June 12, 2018. 14 postcards were sent.

Public information meeting recap	Number of attendees: 2 (including 1 applicant) Comments/concerns: Seeking information on proposed redevelopment (Columbia College representative)
Notified Neighborhood association(s)	Benton Stephens Neighborhood Association; North Central Columbia Neighborhood Association; NCCNA/Shoe Factory District Neighborhood Association
Correspondence received	Request for information by the Benton Stephens Neighborhood Association

Report prepared by Rachel Bacon

Approved by Patrick Zenner