



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Corrective C-2 Rezoning – 316 N. Tenth Street (Case #20-2021, Map Area #2)

Executive Summary

Approval will result in the rezoning of residentially used property owned by Columbia College located at 316 N. Tenth Street from C-2 (Central Business) to R-MF (Multiple-family Dwelling). The rezoning action will conform the subject site to the zoning that exists to the north and east and is part of a city-wide effort to resolve zoning map inconsistencies identified following adoption of the Unified Development Code in March 2017.

Discussion

In March 2017, the City adopted the Unified Development Code (UDC) as its zoning and subdivision regulations. With the adoption of the UDC, new zoning district classification were implemented and a new “form-based” district (the M-DT) was adopted to replace the C-2 (Central Business) district. The M-DT (Mixed-use Downtown) district was applied to property generally considered to be located within the core downtown area.

At the time of UDC adoption staff identified 26 “anomalous” properties zoned C-2 located outside the downtown “core”. These parcels remained zoned C-2 and were subject to the pre-UDC C-2 regulations which included enhanced design and construction requirements intended to implement a walkable downtown. As part of the UDC adoption process it was contemplated that the C-2 district would sunset and be deleted from the UDC following rezoning of the 26 anomalous parcels. In November 2020, Council approved the first round of anomalous C-2 recoding actions which included 21 of the 26 parcels.

The proposed recoding of the remaining 5 anomalous C-2 parcels were considered at the Planning and Zoning Commission’s December 10, 2020 meeting. This report specifically addresses the proposed recoding of residentially improved property owned by Columbia College addressed as 316 N. Tenth Street.

The proposed parcel was rezoned from R-3 (now R-MF) to C-2 in 2005 to allow reuse of the structure for either an office or small retail business. Staff is unaware of such a conversion occurring. The property was acquired by Columbia College in 2014 after being first shown as a “future acquisition” on the College’s 2013 Master Plan to support possible expansion of the Tenth Street Center located to the south at 310 N. Tenth Street. Such expansion has not occurred and the property is now shown as a “Long-term Holding” on the 2019 Campus Master Plan.

The proposed R-MF zoning best conforms the site to its present usage as well as the surrounding zoning of adjoining properties to the north and east along Otto Court. Such



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recoding would not impede the parcel's usage by the College for any future academic purpose. Pursuant to the UDC, institutions of higher education are required to have an approved Campus Master Plan. The approved plan allows such institutions to develop their campus for institutional purposes irrespective of existing underlying parcel zoning designations.

It should be noted that in prior to seeking Council authorization to pursue the recoding of this property staff contacted a facilities management representative of the College and discussed this recoding action. Following this discussion it was communicated to staff that the College was supportive of the recoding being pursued. Following formal public notice of the recoding and associated hearing there was limited public inquiry relating to the matter. Such inquiries were requests for general information about the rezoning action and possible future use of the property

The Planning and Zoning Commission considered this request at their December 10, 2020, meeting. Following the staff presentation there were no public comments offered and limited Planning Commission discussion. The Commission made a motion to approve the rezoning of the parcel which passed by a vote of 8-0.

A copy of the Planning and Zoning Commission staff report, locator maps, zoning graphic, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Limited to required update of the "Official Zoning Map" and GIS data base.

Long-Term Impact: None. Upon completion of recoding of all C-2 zoned property the existing C-2 zoning standards are to be deleted from the Unified Development Code.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

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



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Legislative History

Date	Action
8/17/20	Council Authorization to pursue corrective rezoning actions (Rpt. 43-20)

Suggested Council Action

Approve the rezoning of 316 N. Tenth Street from C-2 to R-MF as recommended by the Planning and Zoning Commission.