

**AGENDA REPORT  
 PLANNING AND ZONING COMMISSION MEETING  
 October 8, 2020**

**SUMMARY**

A request by the City of Columbia to correctively rezone approximately 19 acres of land containing the addresses listed below from district C-2 (Central Business) and IG (Industrial) to M-C (Mixed-use Corridor) and M-OF (Mixed-use Office). The subject parcels are generally located north of White Gate Drive, east of Paris Road, and along both the east and west frontages of Towne Drive. (**Case #154-2020, Map Area #1**)

<b>Subject Property Addresses</b>	<b>Proposed Zoning</b>
1611 Towne Drive	M-C
<b>1621 Towne Drive</b>	<b>M-C</b>
1621 Towne Drive, Ste A&B	M-C
<b>1626 Towne Drive</b>	<b>M-C</b>
1627 Towne Drive	M-C
<b>1632 Towne Drive</b>	<b>M-C</b>
1801 Towne Drive	M-OF
<b>2116 Paris Road</b>	<b>M-C</b>
2202 Paris Road	M-C
<b>2206 Paris Road</b>	<b>M-C</b>
2210 Paris Road	M-C
<b>2302 Paris Road</b>	<b>M-C</b>
Lot 5B, Paris Road Vlg Plat 2	M-C
<b>Lot 5C, Paris Road Vlg Plat 2</b>	<b>M-C</b>

**DISCUSSION**

This corrective action is being proposed so that the subject parcels are properly assigned a zoning classification that best accommodates each site’s existing land use 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 parcels to M-DT (Mixed-use Downtown), the replacement district to C-2, was influenced by the fact that the M-DT district is a “form-based” zone dependent on a compact and highly walkable street network where buildings and building architecture influence the pedestrian experience. Additionally, the M-DT zone has significant building design criteria not believed appropriate for more “suburban” locations outside the city-center.

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 and Planning Commission and Council review and 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.

Beginning at the end of March through mid-May 2020, staff solicited input from impacted property owners regarding the proposed new zoning classifications. Limited responses were received. On August 17, 2020, the City Council authorized staff to initiate the formal rezoning process on the subject parcels. Following this authorization, staff followed all notification and public hearing notice procedures applicable to any other rezoning request. All parcel owners as well as property owners within 200-feet

and Neighborhood Associations within 1000-feet of the subject parcels have been notified of the pending action.

The subject parcels were annexed into the City of Columbia in 1962 and zoned C-2, then known as the "General Business District". In 1962, there were two other commercial districts within the City Code entitled "Intermediate Business District" and "Highway Business District" coded as C-1 and C-3, respectively. In 1983, the Zoning Code was amended and the titles of the C-2 and C-3 districts were changed. The C-2 district became known as "Central Business District" and the C-3 district became known as "General Business District" - the former name of the C-2 zoning district.

After researching departmental records it is unclear why the subject parcels remained zoned C-2 following the 1983 text change. It is possible that the parcels were overlooked during the text amendment process and were intended to be coded C-3 not C-2 based on the district name change. Given the limited availability of records to clearly explain why the parcels retained the C-2 designation coupled with the changes to the C-2 district since 1983, the rezoning of the parcels to district designations consistent to their current land use and surroundings is believed reasonable. Furthermore, such action would not result in the creation of any non-conforming land uses and is generally consistent with the future land use designation assigned to the parcels by the City's Comprehensive Plan.

The subject parcels contain a mixture of land uses from day cares, residential, retail, office, and social services. The most intense uses are located along the Paris Road frontage with a convenience/gas station, auto parts store, and drive-in restaurant being the most prominent uses. Along Towne Drive, the uses are less intense and include day cares, multi-family residential, offices, and social services. These uses are considered more "suburban" in nature and are not located in an area considered highly walkable or compact that is influenced by a defined architectural style.

The proposed zoning of the parcels located along the Paris Road frontage as M-C (Mixed-use Corridor) was identified as being appropriate given the parcels are located along a primary commercial corridor within the City. The proposed M-C zoning for parcels located off future Mercury Court is viewed as appropriate given the parcels only obtain access from Paris Road and are buffered from adjoining residential uses by 1801 Towne Drive which was formerly a nursing home and now used as a church. 1801 Towne Drive is proposed to be rezoned to M-OF (Mixed-use Office) which will act as "step down" transition zone between the corridor commercial and residential development.

The proposed zoning for parcels located along Towne Drive could be accommodated in either the M-C or M-N (Mixed-use Neighborhood) zoning classifications. During Commission discussion and following analysis of the surrounding land use conditions it was concluded that the parcels should be rezoned to M-C. This choice was based upon the fact that several of the parcels, specifically those at 1611, 1626, and 1632 Towne Drive, were split-zoned M-C and C-2 presently. Split-zoned parcels are typically discouraged given the challenges that such situations create in the administration of the zoning regulations. Furthermore, it was believed that a rezoning to M-N would be more restrictive than the existing C-2 and be perceived by impacted property owners as a loss of use rights.

Given the current land use pattern, the fact that the proposed zoning designations will conform the subject parcels with their surroundings and existing land uses, and that this rezoning will correct a possible error that occurred following the 1983 text change involving the C-2 and C-3 districts, staff believes the proposed rezoning is in the best interest of the property owners and the City. The proposed changes are generally consistent with the Comprehensive Plan, will not create non-conformities, and will provide the opportunity for the parcels to develop and/or redevelop in a manner consistent with the environment in which they are located not under regulations intended for a more compact and walkable area.

**RECOMMENDATION**

Approve the requested rezoning of the subject parcels as follows:

- 1611 Towne Drive from C-2 to M-C
- 1621 Towne Drive from C-2 to M-C
- 1621 Towne Drive, Ste. A&B from C-2 to M-C
- 1626 Towne Drive from C-2 to M-C
- 1627 Towne Drive from C-2 to M-C
- 1632 Towne Drive from C-2 to M-C
- 1801 Towne Drive from C-2 to M-OF
- 2116 Paris Road from C-2 to M-C
- 2202 Paris Road from C-2 to M-C
- 2206 Paris Road from C-2 to M-C
- 2210 Paris Road from C-2 to M-C
- 2302 Paris Road from C-2 to M-C
- Lot 5B Paris Road Vlg, Plat 2 from C-2 & IG to M-C
- Lot 5C Paris Road Vlg, Plat 2 from C-2 to M-C

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Parcel Address Graphic

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	Approximately 19
<b>Topography</b>	Sloping eastward
<b>Vegetation/Landscaping</b>	Turf, some landscaping
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Commercial/office buildings, multi-family dwellings, vacant

**HISTORY**

<b>Annexation date</b>	1962
<b>Zoning District</b>	C-2 (General Business District) upon annex; C-2 (Central Business District) per 1983 text change
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Varies based on parcel.

**UTILITIES & SERVICES**

All parcels are serviced by City services.

**ACCESS**

<b>Paris Road</b>	
<b>Location</b>	West side of subject zoning area
<b>Major Roadway Plan</b>	Major Arterial; MoDOT maintained
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

<b>Towne Drive</b>	
<b>Location</b>	Bisects subject zoning area
<b>Major Roadway Plan</b>	Local; City-maintained
<b>CIP projects</b>	None
<b>Sidewalk</b>	Only in front of 1611 Towne Drive

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Located within 1000-feet or less of White Gate Park
<b>Trails Plan</b>	None proposed for subject parcels
<b>Bicycle/Pedestrian Plan</b>	None adjacent to site.

**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 September 5, 2020 and formal property owner notification letters on September 28, 2020. 38 postcards and letters were distributed.

Report prepared by \_\_\_\_\_

Approved by Patrick Zenner