



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 17, 2020

Re: Report – City-initiated Corrective C-2 Rezoning (Case #154-20)

## Executive Summary

Staff is seeking authorization to initiate the formal rezoning process on 22 parcels, in various locations outside of the contiguous M-DT Mixed-Use Downtown District, which remain zoned C-2 (Central Business District). Section 29-6.4(n) of the Unified Development Code authorizes City-initiated zoning amendments. Staff believes this step is appropriate to eliminate an obsolete zoning classification.

## Discussion

Following the March 2017 adoption of the Unified Development Code (UDC), several isolated parcels located outside the new M-DT Mixed Use-Downtown District remained C-2 District. The former “interim” C-2 District regulations were incorporated into the Unified Development Code as Sections 29-2.2(b)(6) and 29-4.1(a).

As part of the UDC adoption process, there was discussion that the C-2 district would be eliminated and that parcels zoned C-2 would be recoded. In total there were 26 parcels that remained zoned C-2 following the adoption of the UDC and its new zoning districts.

In June and July 2017, the Commission and staff evaluated the 26 parcels. To aid in the evaluation process, the parcels were mapped into 1 of 4 different “zoning areas” based on their location. As a part of each work session discussion, the Commission and staff evaluated each parcel, its use, and the surrounding land uses (see attached minutes). Following discussion of each zoning area, staff solicited feedback from the Commission on the likely zoning classifications for the respective parcels in efforts to identify those that would most closely match their surroundings.

Additionally, as part of evaluation process staff indicated that the property owners would not incur the rezoning costs associated with the proposed recoding except in instances where the property owner desired more intense zoning than that being recommended. Commissioners agreed with this approach and requested that staff proceed to engage with affected property owners before pursuing the rezoning process formally.

In March 2020, after working on a number of other priorities, staff was able to re-initiate action on this project and sent notification to 22 of the 26 C-2 parcels located in Zoning Areas 1, 3, and 4. Staff requested that affected property owners respond within 45-days of receiving the notice with questions or concerns about the recommended zoning for their parcel. As of this writing, staff has received four inquiries about the proposed zoning designations within these areas. Two of the inquiries were of general nature seeking



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clarification on what would be allowed within the proposed district, one was from the University of Missouri seeking clarification on the intent of the action, and one was from a parcel owner dissatisfied with the proposed classification.

The remaining four parcels are contained in Zoning Area 2. Two of these parcels are owned by Columbia College, one is the site of the Historic Mule Barn (Fay Street Lofts), and one is owned by the City of Columbia used as the "Wardrobe" thrift shop. Staff has been actively discussing potential recoding options with Columbia College officials and have been given feedback on what they believe are appropriate zoning designations. While this initial discussion has occurred the remaining two properties have not been contacted. Upon obtaining responses from the affected property owners, staff will seek separate authorization to initiate recoding on the parcels within Zoning Area 2. The request to initiate the recoding on parcels in Zoning Area 2 is anticipated within the next 45-60 days.

Given the limited nature of the responses relating to Zoning Areas 1, 3, and 4, staff is now prepared to move forward to the next step of the rezoning process which would include formal property owner notification of the intent to rezone the 22 parcels, preparation of a public hearing notice, and conducting the required Planning Commission hearing. Prior to pursuing these steps, formal applications for the zoning amendments need to be submitted.

It is the intent of staff to conduct a singular public hearing for each Zoning Area; however, have the Planning Commission vote on each of the parcel within that area individually. This proposed voting procedure is recommended to avoid a potential situation where objection to one specific parcel within the Zoning Area affects the processing of the others that may be less objectionable. A spreadsheet listing each parcel proposed to be recoded, by Map Area, is attached. Within the spreadsheet is ownership, address, development status, and proposed zoning.

Section 29-6.4(n) of the UDC authorizes City-initiated zoning amendments. As noted, this was the intent of pursuing the C-2 corrective rezoning process as originally discussed in 2017. In initiating these applications, Council would not bind itself to a position on the map amendments; it would only authorize the process to begin.

Zoning area maps, parcel spreadsheet, and Planning Commission work session meeting minutes are attached for review.

## Fiscal Impact

Short-Term Impact: Costs of advertising and staff resources.

Long-Term Impact: None. The rezoning of the properties in question will allow for more efficient development/redevelopment of the parcels as they will be conforming to the permanent zoning classification of the UDC.



## 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the request that Council initiate and the City become the applicant for the corrective C-2 rezoning action on 22 of 26 parcels retained as C-2 following the 2017 adoption of the UDC and direct staff to process such rezoning application.