



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Corrective C-2 Rezoning – Columbia College Range Line Parking Lot (Case #20-2021 Map Area #2)

## Executive Summary

Approval will result in the rezoning of a parking lot located north of property addressed as 710 Range Line Street from C-2 (Central Business) to M-N (Mixed-use Neighborhood) on the Columbia College Campus. This action 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” commercial area of Columbia often referred to as “The District”.

At the time of UDC adoption staff identified 26 “anomalous” properties zoned C-2 located outside the city “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 “core”. 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 the parking lot immediately north of 710 Range Line Street which is a portion of the Columbia College campus and shown on the College’s 2019 Campus Master Plan as a parking lot.

The proposed M-N zoning would allow for a wide range of redevelopment opportunities upon the site and is viewed as most compatible to the adjacent zoning. Such recoding would not impede the parcel’s usage by the College for any future academic purpose. While M-N zoning does not typically allow a parking lot as a “by-right” use, given the parking area is shown on the Council approved Campus Master Plan it is considered a permissible use. 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 no public inquiry relating to the matter.

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

### Legislative History

Date	Action
11/2/20	Council Authorization to pursue corrective rezoning actions (Rpt. 70-20)

### Suggested Council Action

Approve the rezoning of the parking lot north of 710 Range Line Street from C-2 to M-N as recommended by the Planning and Zoning Commission.