

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

SUMMARY

A request by the City of Columbia to correctively rezone property addressed as 909 Lowry Mall from C-2 (Central Business) to R-MF (Multiple-Family Dwelling). The subject property is centrally location on the campus of the University of Missouri and is presently used as the Student Success Center. **(Case #154-2020, Map Area #4)**

DISCUSSION

The subject site is being proposed to be rezoned so that it matches the adjoining zoning of its parent parcel 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 site to M-DT (Mixed-use Downtown), the replacement district to C-2, was influenced by the fact that property is owned by the University of Missouri. The site is presently used by the University for as its Academic Success Center; however, at some point in history was used in some fashion for commercial purposes.

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. It was further 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 site 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.

The University was notified at the end of March 2020 of the pending rezoning action. Staff was contacted by a Facilities Management representative seeking information on the impact of the request. Staff stated that given the University's exempt status from compliance with the City's regulations the use of the site would not be impacted. Staff further explained the action was to conform the site's zoning to that of the remaining portion of the parent parcel and subsequently delete the C-2 district the City Code. Following this explanation, there were no additional concerns expressed regarding the proposed rezoning.

On August 17, 2020, the City Council authorized staff to initiate the formal rezoning process on the subject site to M-OF. Following this authorization, staff has followed all notification and public hearing notice procedures applicable to any other rezoning request. The property owner as well as adjoining property owners within 200-feet and Neighborhood Associations within 1000-feet of the subject site have been notified of the pending action.

The subject site was zoned R-3 (now R-MF) on the 1957 zoning map and rezoned to C-2 sometime between 1957 and 1971 to accommodate a previously operated commercial use. Zoning records research did not identified further rezoning action on the site. Aerial photography shows the site improved with a structure since 1939. The subject site is accessible via pedestrian access from Lowry Mall and a parking area to the rear of the building that services a centralized parking area for surrounding academic structures.

Given the current land use pattern, the limited ability to influence development activities on the site due to University ownership, and the fact that rezoning will not result in the creation of a non-conforming

property, staff believes the proposed rezoning is in the best interest of the City and the property owner. Such action will not negatively impact the property owner’s enjoyment of the parcel as it is being presently used or may be used in the future. The property owner has not voiced objection to the rezoning of the property. The R-MF is consistent with the Comprehensive Plan’s future land use designation.

RECOMMENDATION

Approve the requested rezoning of the subject parcel to R-MF

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	Approximately 0.90 acres (7,955 sq. ft.)
Topography	Flat
Vegetation/Landscaping	Limited
Watershed/Drainage	Flat Branch
Existing structures	Vacant

HISTORY

Annexation date	1826
Zoning District	C-2 (between 1957-1971)
Land Use Plan designation	Employment
Previous Subdivision/Legal Lot Status	Lots 22 and 23 of Guitar and Lowry’s Subdivision of 11 acres Lot No. 7

UTILITIES & SERVICES

Parcel is serviced by all City services.

ACCESS

S. Ninth Street	
Location	West of subject parcel
Major Roadway Plan	Local non-residential; City-maintained
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	Located within 1000-feet of Paquin Park
Trails Plan	None proposed for subject site
Bicycle/Pedestrian Plan	None impacting subject 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