

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
September 22, 2016**

**SUMMARY**

A request by D & M Leasing, LLC (owner) to rezone land from R-3 (Medium Density Multiple-Family Dwelling District) to C-1 (Intermediate Business District). The 0.3-acre subject site is located on the west side of College Avenue, approximately 250 feet south of Business Loop 70, and is addressed 1201 N College Avenue. (Case #16-182)

**DISCUSSION**

The applicant proposes to rezone the subject site from R-3 (Medium Density Multiple-Family Dwelling District) to C-1 (Intermediate Business District) to bring the existing non-conforming commercial business use into compliance with the zoning regulations. The site has been occupied by a purpose-built commercial structure and occupied by a commercial business since the early 1960s. The owner was recently made aware of the zoning discrepancy and is seeking to correct it in order to salvage a sale contract to a purchaser who would use the building for an electronic repair business (a permitted use in the C-1 district).

The proposed C-1 zoning designation is consistent with the buyer's intended use of the site and would provide a transitional use zone between the C-3 (General Business District) along the Business Loop 70 corridor to the north and mixture of R-3 and O-1 zoning along both sides of College Avenue to the south. While the abutting property to the south is zoned R-3 and occupied by a residential structure, staff has observed a long-term trend of upzoning in this area from predominantly R-3, established in 1935, to mostly O-1 along College Avenue between the subject site and Wilkes Boulevard. Rezoning requests to the west, east, and south of the site have included C-3, C-P, C-1 and O-1 to accommodate a wide range of uses including offices, commercial parking lots and community gardens.

Staff believes that the current request is appropriate given the surrounding character, land uses, and zoning.

**RECOMMENDATION**

Approval of the proposed rezoning from R-3 to C-1

**SUPPORTING DOCUMENTATION**

Locator aerial and topographic maps

**SITE HISTORY**

<b>Annexation Date</b>	1906
<b>Existing Zoning District(s)</b>	R-3 (Medium Density Multiple-Family Dwelling District)
<b>Land Use Plan Designation</b>	Neighborhood District
<b>Subdivision/Legal Lot Status</b>	Legally platted as Lot 21, Block 2 of Tandy's Addition to the City of Columbia, Missouri

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.3 acre
<b>Topography</b>	Gently sloping downward from south to north
<b>Vegetation/Landscaping</b>	Mostly grass-covered with a few mature trees
<b>Watershed/Drainage</b>	Bear Creek
<b>Existing structures</b>	~1,600 square feet

**ACCESS**

<b>College Avenue</b>	East side of site
<b>Major Roadway Plan</b>	Major Arterial street (Improved & City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk/Bike/Ped</b>	Sidewalk in place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A

**SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	C-3 (General Business District)	Auto service; payday loans
<b>South</b>	R-3 (Multi-Family Dwelling District)	Single-family home
<b>East</b>	R-3	Undeveloped
<b>West</b>	C-P	Offices

**UTILITIES & SERVICES**

All City services are available to the 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 notified of a public information meeting, which was held on August 30, 2016.

<b>Public Information Meeting Recap</b>	Number of attendees: 3 Comments/concerns: Questions about long range land use plans for surrounding area
<b>Neighborhood Association(s) Notified</b>	Shoe Factory District
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner