



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: 1106 N. College Ave. Rezoning - Zoning Map Amendment (Case #28-2021)

Executive Summary

Approval will rezone property address as 1106 N. College Avenue from R-MF Multiple-Family Dwelling to M-OF Mixed-Use Office in advance of future redevelopment.

Discussion

A request by Crockett Engineering Consultants (agent), on behalf of Timeless Treasures, LLC (owner), is seeking approval to rezone a 0.3-acre parcel on the east side of N. College Avenue from R-MF (Multiple-Family Dwelling) to M-OF (Mixed use-Office). The subject parcel is located approximately 500-feet south of Business Loop 70 East, and is addressed 1106 N. College Avenue.

The requested rezoning is sought in advance of redevelopment of the subject parcel. The subject site and the adjoining property north are identified as being located within a Neighborhood District given their usage at the time the Comprehensive Plan was adopted in 2013. All but two properties to the south on this section of the College Avenue corridor are in the Employment District. Properties to the west are identified as a mix of Commercial, Employment, and Neighborhood Districts.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report and noted general inquiries had been made regarding the request, one of which was on behalf of the Benton-Stephens Neighborhood Association. This inquiry specifically asked if the request was believed to be speculative in nature. In response to this inquiry staff noted the applicant provided a sketch of the potential site layout and indicated that they had begun discussions with MoDOT for a Right-of-Way Permit during the concept review related to the proposal.

Following the staff report, the Commission requested clarification on the front yard setback for the M-OF district and commented that many homes in this area are currently built near the road. Staff responded that redevelopment of the site would require compliance with standard setback provisions as well as Neighborhood Protection Standards. No member of the public spoke during the public hearing.

Following closure of the public hearing, a motion to approve the rezoning passed (7-0) with one abstention.

The Planning Commission staff report, locator maps, zoning graphic, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the request to rezone 1106 N. College Avenue from R-MF to M-OF as recommended by the Planning and Zoning Commission.