



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Corrective C-2 Rezoning – 310 N. Tenth Street (Case #20-2021 Map Area #2)

Executive Summary

Approval will result in the rezoning of a portion of the parking lot associated with Columbia College's Tenth Street Center, located at 310 N. Tenth Street, from C-2 (Central Business) to IG (Industrial). The rezoning action will conform the parking area's zoning to remainder of the Tenth Street Center property and 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 downtown area of Columbia.

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. 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 five 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 a portion of the parking lot serving Columbia College's Tenth Street Center property addressed as 310 N. Tenth Street.

The subject property was rezoned in 2004 from M-1 (now IG) to C-2 for the purposes of relocating the then-existing Columbia Photo building (now the Tenth Street Center) to the south and adding apartments to the reconstructed building's second story. The proposed construction has not occurred; however, the property was rezoned. The property remained vacant until sometime between 2007 and 2011 when an expansion of the then-existing parking lot was completed most likely following the 2009 acquisition of the property by Columbia College.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Given the current land use pattern, a desire to unify the overall zoning upon the parcel, the fact that rezoning is supported by the property owner, and is consistent with the adopted Campus Master Plan, staff believes the proposed rezoning is in the best interest of the City. Such action will not negatively impact the property owner's enjoyment of the parcel as it is being or could be used in the future. 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.

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
8/17/20	Council Authorization to pursue corrective rezoning actions (Rpt. 43-20)

Suggested Council Action

Approve the rezoning of 310 N. Tenth Street from C-2 to IG as recommended by the Planning and Zoning Commission.