



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 2, 2018

Re: West Ash and Other Areas Downzoning – Rezoning (Case #18-51)

## Executive Summary

Approval will result in the rezoning of 33 parcels from R-2 (Two-family Dwelling District) to R-1 (One-family Dwelling District), 4 parcels from R-MF (Multiple-family Dwelling) to R-1, and 1 parcel from R-MF to R-2

## Discussion

Christine Gardner (applicant) is requesting on behalf of a group of homeowners for approval to downzone a total of 38 properties (originally 39). This request includes 33 parcels within the West Central Columbia Neighborhood Action Plan (WCC Plan) planning area that are currently zoned R-2 and are seeking downzoning to R-1. The 5 additional properties more generally located north of downtown (parcels #34-38) and are zoned R-MF and seeking to downzone to R-1 with the exception of parcel #37 which is seeking to downzone to R-2.

The attached Planning and Zoning Commission report includes a listing of all property addresses along with the requested zoning. These properties are numbered and labeled on an accompanying map for clarity. Downzoning, as used here, means a rezoning request that would place a property in a less intensive district, thereby reducing the range of uses and intensity of use that can legally occur on a site.

The Planning and Zoning Commission considered this request at its meeting on March 8. Staff presented its report and the applicant gave an overview of the request. In addition, four member of the audience spoke in favor of the request, several of which were a party to the requested downzoning. Several members of the audience also stood in support of the request when prompted. No member of the public spoke against the request.

Commissioners shared concerns with decreasing the available density of the area, and how that may impact housing affordability. A suggestion to consider granting conditional use approval for accessory dwelling units (ADU) was discussed, as this would allow additional dwelling units on R-1 lots that meet the UDC requirements. The applicant noted that this was available for them to pursue in the future or an overlay district allowing ADUs in R-1 could be created without the need for conditional use approval. Following the public hearing and additional discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the rezoning request.

The Planning Commission staff report, locator maps, applicant letter, *Columbia Imagined Policy 3* (pgs. 124-125), *West Central Columbia Neighborhood Action Plan* (pgs. 26, 32-35,



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

51), fee schedule ordinance amendment (022651), downzoning policy resolution (PR 195-92), and meeting minutes excerpts are attached.

## Fiscal Impact

Short-Term Impact: None expected.

Long-Term Impact: None expected.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
NA	NA

## Suggested Council Action

Approve the rezoning of 33 parcels from R-2 (Two-family Dwelling District) to R-1 (One-family Dwelling District), 4 parcels from R-MF (Multiple-family Dwelling) to R-1, and 1 parcel from R-MF to R-2, as reflected in the attached property list.