



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 5, 2019

Re: Report: Waiving Application Fees for Rezoning to O Open Space District

Executive Summary

Council requested that staff prepare a report on the possibilities for waiver of the application fee for “downzoning” land to the O Open Space District.

Discussion

The O Open Space District was created with the adoption of the Unified Development Code in 2017. The purpose of the district is *“to ensure and regulate the use of publicly owned parks, open space, and nature reserves, as well as designated private open spaces within master planned developments or subdivisions with the consent of the property owner.”* Permitted uses within the district are limited to public parks, playgrounds, or golf courses; community gardens; farmer’s markets; schools; religious institutions; and major public utility services. Outdoor recreation or entertainment is a conditional use.

Considering the restrictive nature of Open Space zoning, it makes sense to consider proposals to amend the zoning map to “O” as “downzoning.” In the event a private outdoor recreational facility is proposed, a conditional use permit will be required including payment of the application fee. Any subdivision is going to require payment of fees, and combination of O District zoning with 20 or more acres of “upzoning” for development will require the maximum rezoning application fee (for example, an application for 10 acres O District and 20 acres M-N Mixed-Use Neighborhood District will pay the same fee, \$1,500, as an application for 30 acres of M-N District).

City policy offers an additional incentive to downzone property by waiving fees for rezoning to R-1 single-family dwelling from any districts or to R-2 Two-family District from multiple-family zoning.

Waiving the application fee is more efficient than the other option of consideration of application fee waivers case-by-case.

Fiscal Impact

Short-Term Impact: Negligible impact. If the city received two applications for open space zoning within two years it might forgo \$600-\$1,000 in fee revenue, depending on the size of the parcels.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Long-Term Impact: Likely only a slight impact. If developers request open space zoning in parts of their developments, fees would be reduced by several hundred dollars per year at most.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Community Character, Secondary Impact: Parks, Recreation & Greenways, Tertiary Impact: Environment

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Infrastructure, Tertiary Impact: Tertiary

Legislative History

Date	Action
August 21, 2017	Ordinance 23277 Amending Chapter 29 of the City Code as it relates to planning and zoning processing fees.

Suggested Council Action

Direct staff to prepare an ordinance for Council consideration.