



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 6, 2018

Re: Lots 25 & the South 60' of Lot 24 Harbison's Second Addition – Rezoning (Case # 18-132)

Executive Summary

Approval of this request will result in the rezoning of 0.52 acres of Lots 25 and the South 60' of Lot 4 of Harbison's Addition, addressed 705 and 709 Fay Street, from IG (Industrial) to M-N (Mixed Use- Neighborhood).

Discussion

The applicant is seeking to rezone a 0.52 acre property on the west side of Fay Street between Wilkes Boulevard and Hinkson Avenue, addressed 709 Fay Street, from IG (Industrial) to M-N (Mixed Use - Neighborhood). This request is being made concurrently with a request to replat the subject parcels into a single lot to allow for redevelopment of a three-story, mixed use building (Case #18-133). The proposed building would include retail space on the ground floor, 12 residential units, and a rooftop patio. Residential uses are not permitted in the IG zone, necessitating the request. The site is presently improved with a one-story building recently used as an automobile service facility.

The surrounding area has been transitioning in recent years from industrial uses once reliant on the COLT Railroad to the location of an expanded Columbia College footprint and investments in new business such as Logboat Brewery as well as infrastructure investments by the City along Range Line Street. The site is south of the Brown Shoe Factory (northwest side of Wilkes and Fay) and north of the Wright Brother's Mule Barn (northwest corner of Hinkson and Fay); both properties are on the National Register of Historic Places and have been restored and converted, respectively, from a mule barn to a mixed use building and from a factory to office space.

While the site is directly adjacent to IG zoning on all four sides, the greater context of the overall block's zoning and land use pattern is much more diverse. The block contains a mixture of M-C (Mixed Use- Corridor), HP-O (with mixed uses), R-MF (Multi-Family Dwelling), C-2 (Central Business District) and M-N zoned property. There are residential lofts approximately 500 feet to the south on Fay in the Mule Barn building, in the residence halls on the Columbia College Campus, and within the larger neighborhood.

Additionally, much of the mid-block property which is zoned IG, including the property immediately to the west of the site, is owned by Columbia College and is used for a mixture of building types and uses common to a college and subject to the College's Master Plan which was last updated in 2017. The preponderance of Columbia College-owned IG property in this area is due to many years of land acquisition by the College, rather than



City of Columbia

701 East Broadway, Columbia, Missouri 65201

actual industrial uses on the parcels fronting Range Line Street and to the immediate west of this site. The Brown Shoe Factory also retains IG zoning but is used for offices.

Mixed-use zoning at the neighborhood scale, as allowed by the M-N zoning classification, may ultimately provide a higher and better use for this area than the existing IG zoning over time. In evaluating this request, staff carefully weighed the risks of bringing residential uses into a transitioning area in terms of noise, air quality, heavy truck traffic and other potential health, safety and incompatibility concerns. Staff concluded that the industrial uses in the area are not of a heavy industrial type and the area may be attractive for students and young professionals wanting to walk to campus and the Downtown District. Furthermore, staff believes this area is likely to continue to transition toward a mixed use, pedestrian environment in the future.

Urban infill redevelopment, mixed use, and multi-modal transportation options are promoted by the Columbia Imagined Plan. This project has the potential to continue the investment and change in the neighborhood from lower-intensity industrial properties to mixed use with an emphasis on pedestrian-oriented development near the City Center. The Columbia Imagined Future Land Use Map (FLUM) classifies this area as City Center which supports a mix of uses at a pedestrian scale.

The area is served by existing City utilities and services, as supported by the Plan; however, it should be noted that sewer capacity within this sewer basin has been identified as a concern. As of writing this staff report, the City Utilities Department is working with the applicant to monitor sewer capacity and flow for the area with the understanding that building permits shall not be issued unless it is determined or mitigation actions produce an adequate sewer capacity to support the proposed redevelopment. This action is consistent with provisions contained within Section 29-6.4(b)(5) of the UDC.

The Planning and Zoning Commission considered this request at its July 5, 2018 meeting. Staff presented its findings, and the applicant and property owner provided additional information. There was discussion regarding the presently underway sewer capacity study, and staff confirmed building permits would not be issued, as indicated in the staff report, unless capacity was found to be adequate. After limited discussion, the Planning and Zoning Commission voted 8-1 in favor of the rezoning request. The Commissioner casting the dissenting vote stated that the infrastructure capacity issue and expressed neighborhood concerns relating to it needed further discussion at the Council level.

A copy of the Planning and Zoning Commission staff report, locator maps, surrounding zoning graphic, applicant's rezoning analysis, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.

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: Infrastructure

Legislative History

Date	Action
	N/A

Suggested Council Action

Approve the requested rezoning from IG (Industrial) to M-N (Mixed Use- Neighborhood) as recommended by the Planning and Zoning Commission.