



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Corrective C-2 Rezoning – 715 N. Eighth Street (Case #20-2021 Map Area #2)

## Executive Summary

Approval will result in the rezoning of City-owned property located at 715 N. Eighth Street and presently leased to the Wardrobe from C-2 (Central Business) to M-N (Mixed-use Neighborhood). The rezoning will conform the site's zoning to its current use 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 "core". 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 5 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 City-owned property located at 715 N. Eighth Street.

The subject parcel was rezoned in 1983 from R-3 (now R-MF) to C-2 for the purposes of constructing a new building to house "The Wardrobe," a clothing resale store. Following the rezoning action, initiated by City Council, staff was directed to prepare a lease agreement with the Wardrobe for occupancy of the structure. To staff's knowledge the building has been continuously used by the Wardrobe since its construction.

The recommendation of M-N zoning is based upon the fact that the site is presently used as a low-impact retail business. The district is considered transitional and is intended to support the needs of the immediate neighborhood. The district would allow redevelopment of the property as offices, personal services or residential at a scale and level of intensity believed appropriate for its location. There has been no indication that the City intends on any use



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701 East Broadway, Columbia, Missouri 65201

change and if one were to occur surrounding property impacts could be addressed through contractual conditions of a new lease. If the site were to be sold and redeveloped it would be required to comply with neighborhood protection standards and installation of parking given the adjacent residential zoning.

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 7-1.

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 715 N. Eighth Street from C-2 to M-N as recommended by the Planning and Zoning Commission.