



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 1, 2018

Re: West Ash Downzoning #2 – Rezoning (Case #18-160)

Executive Summary

Approval will result in the rezoning of 40 parcels from R-2 (Two-family Dwelling District) to R-1 (One-family Dwelling District), six parcels from R-MF (Multiple-family Dwelling) to R-1, and one parcel from R-MF to R-2, generally within the boundaries of the West Central Columbia Neighborhood Action Plan planning area.

Discussion

Brian Page (applicant) is requesting on behalf of a group of homeowners for approval to downzone a total of 47 properties. This request includes 47 parcels, all of which are within the West Central Columbia Neighborhood Action Plan (WCC Plan) planning area. While most owners are requesting to rezone from R-2 to R-1, seven parcels (#7-13) are currently zoned R-MF, and of those seven, one (#10) is requesting R-2 while the rest have requested R-1.

The attached Planning and Zoning Commission (PZC) 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, is merely a rezoning request that would place a property in a less intensive district, thereby reducing the range of uses that can legally occur on the site.

The PZC considered this request at its meeting on September 6. Staff presented its report and the applicant gave an overview of the request. In addition, five members of the audience spoke in favor of the request, several of which were a party to the requested downzoning. No member of the public spoke against the request.

Following the public hearing and limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the rezoning request.

The Planning Commission staff report, downzoning parcel locator map, locator maps, *Columbia Imagined Policy 3* (pgs. 124-125), *West Central Columbia Neighborhood Action Plan* (pgs. 26, 32-35, 51), fee schedule ordinance amendment (022651), downzoning policy resolution (PR 195-92), public correspondence (including a letter submitted at the PZC meeting), 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 40 parcels from R-2 (Two-family Dwelling District) to R-1 (One-family Dwelling District), 6 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.