

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 8, 2020**

**SUMMARY**

A request by the City of Columbia to correctively rezone property located in the northeast corner of 909 University Avenue from C-2 (Central Business) to M-OF (Mixed-use Office). The subject property is located at the south of the intersection of Watson Place and Woodson Way, west of the Hitt Street Parking Garage and is presently undeveloped. (**Case #154-2020, Map Area #4**)

**DISCUSSION**

The subject site is being proposed to be rezoned so that it matches the adjoining zoning of its parent parcel and best conforms to the permanent zoning classifications established as part of the 2017 adopted Unified Development Code (UDC). The choice to not rezone the subject site to M-DT (Mixed-use Downtown), the replacement district to C-2, was influenced by the fact that property is owned by the University of Missouri. The site is vacant; however, the University Avenue frontage is improved with an academic building known as the "Professional Building".

During the UDC adoption process, it was contemplated that all C-2 zoned parcels located outside the existing core of Columbia (now zoned M-DT) would be considered for new zoning classifications following staff analysis and Planning Commission and Council review and approval. It was furthermore contemplated that once all anomalous C-2 parcels were rezoned the C-2 regulations would be deleted from the UDC. In fulfilling these objectives, the Commission and staff reviewed the proposed zoning classification of the subject site in June and July 2017; however, were unable to initiate the rezoning process at that time due to time-sensitive work assignments. Since conducting its initial research and analysis, work assignments have normalized and staff has been able to re-engage in this activity.

The University was notified at the end of March 2020 of the pending rezoning action. Staff was contacted by a Facilities Management representative seeking additional information on the impact of the request. Staff stated that given the University's exempt status from compliance with the City's regulations the use of the site would not be impacted. Staff further explained the action was to conform the site's zoning to that of the remaining portion of the parent parcel and subsequently delete the C-2 district the City Code. Following this explanation, there were no additional concerns expressed regarding the proposed rezoning.

On August 17, 2020, the City Council authorized staff to initiate the formal rezoning process on the subject site to M-OF. Following this authorization, staff has followed all notification and public hearing notice procedures applicable to any other rezoning request. The property owner as well as adjoining property owners within 200-feet and Neighborhood Associations within 1000-feet of the subject site have been notified of the pending action.

The subject site and its parent parcel were zoned R-3 (now R-MF) on the 1957 zoning map for the City. Sometime between 1957 and 1971 the subject site was rezoned to C-2. In 1979, the parent parcel was rezoned to O-1 (now M-OF). Zoning records research has not identified further rezoning action on the properties. Aerial photography and property records research show that a building previously existed on the site behind the Professional Building (909 University) up until sometime between 1994 and 2002 likely at about the time the Hitt Street Parking Garage was constructed. The subject site is virtually inaccessible from the end of Watson Place (the Hitt Street garage entrance) due to topographic relief. Access to the site and parking to the rear of the Professional Building is obtained via a shared private driveway (former alley) that used to be the primary access to the Columbia Plasma Center which was

demolished between 2007 and 2011.

Given the current land use pattern, the limited ability to influence development activities on the site due to University ownership, and the fact that rezoning will not result in the creation of a non-conforming property, staff believes the proposed rezoning is in the best interest of the City and the property owner. Such action will not negatively impact the property owner's enjoyment of the parcel as it is being presently used or may be used in the future while under its ownership. Furthermore, the M-OF classification would allow a future owner, if a sale should occur, to enjoy significant re-use options for the site and its existing improvements believed more compatible with its surroundings. The M-OF is consistent with the Comprehensive Plan's future land use designation.

**RECOMMENDATION**

Approve the requested rezoning of the subject parcel to M-OF.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator Maps
- 2) Zoning Graphic

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	Approximately 0.18 acres (7,955 sq. ft.)
<b>Topography</b>	Steeply sloping upward to the south
<b>Vegetation/Landscaping</b>	Turf
<b>Watershed/Drainage</b>	Flat Branch
<b>Existing structures</b>	Vacant

**HISTORY**

<b>Annexation date</b>	1826
<b>Zoning District</b>	C-2 (between 1957-1971)
<b>Land Use Plan designation</b>	Commercial
<b>Previous Subdivision/Legal Lot Status</b>	Part of Lots of Anderson's Addition and vacated alley/right of way

**UTILITIES & SERVICES**

Parcel is serviced by all City services.

**ACCESS**

<b>University Avenue</b>	
<b>Location</b>	South of subject parcel
<b>Major Roadway Plan</b>	Local non-residential; City-maintained
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks present

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Located within 1000-feet of Paquin Park
<b>Trails Plan</b>	None proposed for subject site
<b>Bicycle/Pedestrian Plan</b>	None impacting subject site

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were provided early property-owner notification of this pending request on September 5, 2020 and formal property owner notification letters on September 28, 2020. 38 postcards and letters were distributed.

Report prepared by \_\_\_\_\_

Approved by Patrick Zenner