



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Report – City-initiated C-2 Rezoning (Case #20-2021)

Executive Summary

Staff is seeking authorization to initiate the final formal rezoning process on 5 C-2 (Central Business) district zoned parcels that are located outside the contiguous M-DT (Mixed-Use Downtown) district. Section 29-6.4(n) of the Unified Development Code (UDC) authorizes City-initiated zoning amendments. Staff believes this requested authorization is appropriate to eliminate the obsolete C-2 zoning classification's regulation of the subject parcels and is necessary to correct zoning map inconsistencies and permit permanent deletion of the C-2 district standards from the UDC in the future.

Discussion

In August 2020, Council authorized staff to proceed forward with the corrective rezoning of 21 of the 26 parcels of property located outside the contiguous M-DT (Mixed-use Downtown) district that remained zoned C-2 (Central Business) following the adoption of the Unified Development Code (UDC) in March 2017. This report seeks authorization to proceed forward with the corrective rezoning of the remaining 5 parcels that are coded C-2. The parcels are located at 715 Park Avenue, 310 and 316 N. Tenth Street, the parking lot north of 710 Range Line Street, and 501 Fay Street and owned by the City of Columbia, Columbia College, and the Mule Barn, LLC, respectively.

As part of the UDC adoption process, there was discussion that the C-2 district would be eliminated following the recoding of the 26 parcels located outside of the M-DT district (the C-2 replacement) and Planning Commission evaluation. To ensure zoning standards were retained on the non-contiguous C-2 parcels, the former "interim" C-2 District regulations from former Chapter 29 were incorporated into the Unified Development Code as Sections 29-2.2(b)(6) and 29-4.1(a). To date, no new construction on the C-2 zoned parcels has been proposed.

In June and July 2017, the Commission and staff evaluated the 26 C-2 zoned parcels in terms of their uses and their location (see attached minutes). Following discussion, staff solicited feedback from the Commission on the likely zoning classifications for the respective parcels in efforts to identify those that would most closely match their surroundings and existing usage. Additionally, as part of evaluation process staff indicated that the property owners would not incur the cost of rezoning except in instances where the property owner desired more intense zoning than that being recommended.

At this time, no property owner of the remaining 5 parcels is seeking any increase in zoning intensity from that recommended by the Commission or staff. It should be noted; however,



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the owner of the Mule Barn is seeking to obtain Conditional Use Permit approval on a range of conditional uses allowed within the proposed M-N zoning district concurrently with the recoding of their property (see attached letter from Robert Hollis). This action is permissible per the UDC and each use can be considered by the Planning Commission as part of the formal zoning process.

It should be further noted that given the Mule Barn is subject to an HP-O (Historic Preservation Overlay) that any modifications to the exterior of the building would be subject to an extensive public review process. The proposed recoding from C-2 to M-N will not remove the HP-O designation given such designation is still an on-going and applicable zoning category within the current UDC.

Given that the impacted property owners to the proposed rezoning actions are supportive of the recommended future zoning designations, staff is prepared to move forward with the formal rezoning process. This process would include formal property owner notification of all property within 200-feet of the subject parcels and neighborhood associations within 1000-feet of the subject parcels, preparation of public hearing ads, and conducting the required Planning Commission hearing. Prior to pursuing these steps, formal applications for the zoning amendments need to be submitted.

It is the intent of staff to conduct public hearings for each parcel individually instead of a single public hearing for all 5 parcels. This proposed process is recommended to avoid a potential situation where objection to one specific parcel may impact the processing of the others that are less objectionable. A spreadsheet listing each parcel proposed to be recoded. Within the spreadsheet is ownership, address, development status, and proposed zoning.

Section 29-6.4(n) of the UDC authorizes City-initiated zoning amendments. As noted, this was the intent of pursuing the C-2 corrective rezoning process as originally discussed in 2017. In initiating these applications, Council would not bind itself to a position on the map amendments; it would only authorize the process to begin.

Zoning graphic, parcel spreadsheet, Planning Commission work session meeting minutes, and correspondence from Robert Hollis on behalf of the Mule Barn are attached for review.

Fiscal Impact

Short-Term Impact: Costs of advertising and staff resources.

Long-Term Impact: None. The rezoning of the properties in question will allow for more efficient development/redevelopment of the parcels as they will be conforming to the permanent zoning classification of the UDC.



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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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Authorize staff to proceed with the initiation of the corrective rezoning actions on property addressed as at 715 Park Avenue, 310 and 316 N. Tenth Street, the parking lot north of 710 Range Line Street, and 501 Fay Street.