



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2022

Re: Broadway & Manor Drive Rezoning (Case #197-2022)

Executive Summary

Approval of this request would rezone the property from R-1 to M-OF, and would allow additional permitted uses on the site.

Discussion

Crockett Engineering Consultants (agent), on behalf of D&D Investments of Columbia LLC (owner), is seeking approval to rezone a 0.7-acre site that is currently zoned R-1 (One-family dwelling) to M-OF (Mixed Use-Office) to allow a dental office use. The property is located at the southeast corner of West Broadway and Manor Drive and is currently vacant.

The requested M-OF zoning principally permits professional office uses, with a limited number of commercial uses defined as "Personal Services", as well as all types of residential uses. The property adjoins City streets on three sides and single-family use on its south border. At one time, the site included a single-family dwelling, but it has been demolished.

The applicant has stated that the purpose of the rezoning action is to allow the site to be redeveloped with a single-story dental office. The applicant has submitted a preliminary site plan and architectural elevations illustrating the location and appearance of the future planned improvements; however, such submissions are non-binding since the site is not proposed to be zoned Planned Development (PD).

If the rezoning were to be approved and the dental office constructed, installation of a landscape buffer along the south property line would be required. Additionally, given the site is not currently not a legal lot a subdivision plat would be required to be approved that provides additional right-of-way dedications for Broadway. As part of the platting action and construction, sidewalks would also be required to be constructed along Manor and Maplewood Drives.

The Planning and Zoning Commission considered this request at their July 21, 2022 meeting. Staff presented its report and the applicant's representatives gave an overview of the request. They stated that the owner of the dentist office would relocate an existing practice, and that the expected hours of operation are 8am – 5pm with no weekend hours.

Several members of the public spoke during the public hearing, with both support and opposition to the request, but with a majority of the speakers opposing the request. Those in favor of the request stated that the use would be relatively unobtrusive, while those opposed generally felt that the expansion of M-OF zoning in this location would be out of character



City of Columbia

701 East Broadway, Columbia, Missouri 65201

with the residential neighborhood, and could include detrimental impacts to the surrounding residents.

The Commission requested clarification on whether the driveway to the dentist office could be located on Broadway instead of Manor Drive. Staff indicated that the Unified Development Code prohibits new driveways on arterials when lot frontage is less than 300 feet unless the driveway is shared with an adjoining lot. The subject site has less than 300 feet of frontage on Broadway. Commissioners also inquired about how many multi-family units could be built on the site if it were rezoned to permit multi-family. Based on a 2,500 sq. ft. minimum lot area per dwelling unit, a maximum of 12 units would be possible; actual development would be less, however, due to other improvement requirements (i.e. parking, stormwater, etc) if rezoned to R-MF.

The Commission also discussed the possibility of zoning that would allow neighborhood commercial uses (such as M-N zoning) and also leaving the site as single-family. Commissioner's comments ranged from supporting the concept of office zoning to suggesting neighborhood commercial uses would provide more amenities for local residents. Commission comments also included discussion of a mixed-use project with residential on a second floor. Several commissioners stated the existing R-1 zoning was still best suited for the site. Additional comments included that the scale of the proposal was out of proportion for its proximity to single-family uses, general concern with the removal of housing for office/commercial uses, support for PD zoning, and support for higher-density residential uses. Following brief additional discussion, a motion to approve the rezoning to M-OF failed (0-8-1) with one abstention.

The Planning Commission staff report, locator maps, zoning graphic, Columbia Imagined experts, permitted use list, preliminary site plan and building elevations, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None. The site is presently served with public infrastructure. Expansion or upgrade costs would be borne by the applicant.

Long-Term Impact: Limited. If redeveloped, impacts may include increased public safety provision and trash collection. The costs of services may or may not be off-set by increased user fees and/or property taxes.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Denial of the requested rezoning from R-1 to M-OF as recommended by the Planning and Zoning Commission.