



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 5, 2024

Re: 303 N. Tenth Street - Rezoning (Case #44-2024)

## Executive Summary

Approval of this request will rezone 0.18 acres of property, located on the west side of N. Tenth Street between Park Avenue and Rogers Street, from R-MF (Multi-Family Residential) to the M-OF (Mixed-Use Office) district.

## Discussion

Smith Lewis LLP (agent), on behalf of Joe and Kerry Goyette (owners), seek approval to rezone 0.18 acres located at 303 N. Tenth Street from R-MF to M-OF. The applicant wishes to repurpose the bottom floor of an existing single-family residence into an office building and retain residential uses on the top floor. A home occupation business license was issued to the address on June 28, 2023 for Aperio Consulting Group, which expires on June 30, 2024. A rezoning would support higher intensity office uses at the site which are not presently permitted per UDC use specific standards outlined in sec. 29-3.3(kk) and/or (ll) for home occupations without and with non-resident employees respectively.

The comprehensive plan designates the property as being located within a 'Neighborhood District' which was consistent with the residential use on the property at the time the comprehensive plan was adopted. This designation appears to now be inconsistent with the current land use pattern surrounding the property, given a number of properties along the west side of N. Tenth Street have intensified since 2013.

The adjacent property to the north, 305 N. Tenth, was rezoned to O-1 (now M-OF) in 1988 to permit professional offices. 307 N. Tenth was rezoned from R-MF to M-OF in September 2023. 311 N. Tenth Street was rezoned to C-1 (now M-N) in 1971. The Village Glass property at 315 N. Tenth was rezoned for artisan uses in 2005 when they first moved to the property. Additionally, Columbia College owns numerous properties within the block and continues to invest in their renovations and reuse. On the east side of N. Tenth, 310 N. Tenth is now zoned I-G. 300 N. Tenth, directly across the subject site, is also zoned IG.

Given the requested increase in development intensity, staff evaluated the parking demands for the proposed future use of the structure. The subject site has an existing 6 space parking lot to the rear of the building. Based on the existing structure size and a 50/50 split between office and residential use a total of 7 parking spaces would be required. However, the UDC permits a parking reduction for mixed-use structures such as that proposed. After applying this reduction (7 spaces/1.3 reduction factor) the required parking is reduced to 5 spaces. The existing parking lot is capable of supporting the more intense use as proposed by the applicant.



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If the existing structure were fully converted to office uses, the site would be considered non-compliant with respect to on-site parking. A minimum of 10 spaces would be required if the structure were converted. Sec. 29-4.3(d) of the UDC provides several parking reduction strategies that would be evaluated should such conversion be desired. If following consideration of those strategies compliance could not be achieved a variance from the Board of Adjustment would be required.

The Planning & Zoning Commission considered this request at their January 4, 2024 meeting. Staff presented its report. The agent discussed the intended use-mix on the site, and reiterated that available on-site parking was adequate when the permissible parking reduction factor for mixed-use buildings is applied. No other member of the public spoke relating to this request.

Following limited additional discussion and a clarifying question relating to the parking reduction options, the Planning & Zoning Commission moved to approve the requested rezoning which passed unanimously with a vote of (8-0).

The Planning & Zoning Commission staff report, location maps, rezoning exhibit, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated. Site is fully developed.

Long-Term Impact: Limited. No reconstruction is proposed; however, future impacts may be greater solid waste collection. Such expenditures may or may not be off-set by user fees and increased tax collection.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the requested rezoning from R-MF to M-OF, as recommended by the Planning & Zoning Commission.