

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 4, 2024**

SUMMARY

A request by Smith Lewis LLP (agent), on behalf of Joe and Kerry Goyette (owner), for approval to rezone 0.18 acres of property from the R-MF (Multiple-family Dwelling) district to the M-OF district to allow office uses. The subject site is located roughly 90 feet north of the intersection of Park Avenue and N. Tenth Street, and includes the address 303 N. Tenth Street. **(Case #44-2024)**

DISCUSSION

The applicant is seeking to rezone 0.18 acres, located on the west side of N. Tenth Street from R-MF to M-OF. The rezoning would facilitate the repurposing of the building to be utilized as an office building. 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, as they would no longer be constrained by use specific standards outlined in 29-3.3(kk) and/or (ll) for home occupations without and with non-resident employees respectively. The City's comprehensive plan locates the subject site within the "Neighborhood District" which is described as follows:

"The neighborhood district accommodates a broad mix of residential uses and also supports a limited number of nonresidential uses that provide services to neighborhood residents."

The existing land use designation was based on the zoning of the property at the time the comprehensive plan was adopted and is believed to be inconsistent with the current land use pattern along N. Tenth north of Park Avenue. Ownership of many of the properties in the 300 and 400 blocks has been transferred to Columbia College and other real estate investment entities since adoption of the comprehensive plan in 2013. The N. Tenth Street corridor has seen a steady investment in both residential renovations and adaptive reuse of residences for office and institutional uses.

The property at 305 N. Tenth, which lies immediately north of the subject property, was rezoned to M-OF (previously O-1) in 1988 in order to permit, "...operation of professions and businesses such as those of architects and realtors." 307 N. Tenth, which is two lots north of the subject property, was rezoned from R-MF to M-OF on September 5, 2023. The property to the south, addressed 911 Park Avenue, is zoned R-MF.

One issue that arises when zoning is intensified is an increase in the amount of parking needed to support future uses. The subject site has an existing 6 space parking lot to the rear of the building. Per the Boone County Assessor's records, the existing structure contains approximately 3,046 square feet. The applicant's agent has indicated, on behalf of their client, that the intent is to split the existing structure into office use on the bottom floor (~1,500 square feet), and residential uses on the top floor (~1,500 square feet).

Given this intended mixture of uses, a total of 7 parking spaces (5 for the office use and 2 for the residential use) would be required. This requirement is one space greater than that existing on the site. However, sec. 29-4.3(d)(2)(ii) of the UDC permits a parking reduction given the site is proposed mixed-use status. When the allowable parking reduction is applied, the total parking required is reduced to 6 spaces. As such, the parking currently on the subject site complies with the code standards given the desired mixed-uses.

It should be noted that if the existing structure is to be converted at a later date to only an office use, the site would be considered non-compliant with respect to parking. Based on the structure size, a total of 10 spaces would be required for an office use only. Sec. 29-4.3(d) of the UDC provides several parking reduction strategies that would be evaluated should such conversion be desired. Based on the available options, it is staff's belief that compliance with the parking requirements can be achieved; however, if not, a variance from the Board of Adjustment would be required.

The comprehensive plan supports infill development and creative adaptive reuse opportunities. Adaptations to existing residential structures ensure that much of the residential character is maintained in areas of intensifying land uses, while also utilizing existing infrastructure to limit future maintenance costs borne by the City. The adjacent properties along the west side of N. Tenth Street include office and residential uses, and properties on the east side of N. Tenth Street are zoned IG.

Conclusion

Staff believes that the requested rezoning is appropriate for the subject site's context and does not anticipate any detrimental impacts on the adjacent properties. The request is supported by the goals and objectives of the comprehensive plan.

RECOMMENDATION

Approval of the requested rezoning to M-OF.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	0.18
Topography	Mostly flat, slight slope down S & SW
Vegetation/Landscaping	Landscaping/xeriscaping
Watershed/Drainage	Flat Branch
Existing structures	Single-Family Home

HISTORY

Annexation date	1826
Zoning District	R-MF
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	56x140 ft. SE Part of Lot 2, Wilson's Second Addition

UTILITIES & SERVICES

All utilities and services are provided by the City of Columbia.

ACCESS

North Tenth Street	
Location	East of edge of lot
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	Paquin Park, Paquin Tower, Armory Sports and Recreation Center, Douglass Park, Field Park, Flat Branch Park
Trails Plan	MKT Trail
Bicycle/Pedestrian Plan	None adjacent to 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 notified of this pending request on December 4, 2023. Property-owner letters were distributed to twenty-two neighboring property owners, and an advertisement was placed in the Tribune on December 19, 2023.

Report prepared by David Kunz

Approved by Patrick Zenner