

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 8, 2024**

SUMMARY

A request by Crockett Engineering (agent), on behalf of 2000 Allen Lane LLC (owner), for approval to rezone 15.17 acres to R-MF (Multi-Family Residential) and 3.42 acres to M-C (Mixed-Use Corridor). The 18.59-acre subject site is located at 2000 Allen Lane, and is currently split-zoned R-1 (One-family Dwelling) and M-N (Mixed-use Neighborhood). **(Case # 68-2024)**

DISCUSSION

The applicants are seeking approval to rezone 18.59 acres of their 18.83-acre property, from R-1 and M-N to R-MF and M-C. The subject property is located on the north side of Vandiver Drive at Allen Lane. The irregular-shaped parcel currently contains roughly 3.66 acres of M-N zoning on its Vandiver Drive frontage, and 15.17 acres of R-1 zoning on the parcel's northern portion. Of the M-N zoned property, a 0.24-acre tract located west of Allen Drive and not fronting upon Vandiver Drive is not included in this request and will remain zoned M-N.

Neighboring properties west of the subject site are zoned R-1 with the exception of five properties immediately to the southwest, which lie within the M-N district. All properties adjacent to the proposed M-C zoning district contain residential uses, with multi-family to the east on Vandiver Drive and on the west side of Allen Lane. Further to the southwest two single-family homes lie between Allen Lane and Wolcott Drive. Continuing to the northwest along Wolcott Drive, there are a number of large-lot single-family residences. Lots to the north of the subject site are zoned R-MF and contain multi-family structures owned by the Columbia Housing Authority. East of the subject site along Vandiver Drive, the Vandiver Square commercial center is a continuation of the M-N corridor. The Lakewood Garden Center, located east of Vandiver Square was rezoned from C-1 to C-3 in 1996 to permit greenhouses on their property.

The proposed rezoning of the subject site to R-MF and M-C are not anticipated to generate significant land use conflicts given existing uses in the vicinity are compatible with those uses potentially activated by the zoning classification requested. As shown on the concurrent preliminary plat (Case # 67-2024), the planned location of the Allen Street extension provides a delineation and spatial buffer between the potential M-C commercial uses on proposed Lots 1 and 2 and the existing residential uses to the west.

Similarly, Allen Lane provides separation from the proposed R-MF district on proposed Lot 3 from the single-family use west of the subject site. While proposed Lot 4 also seeks R-MF zoning, its impact upon the adjacent single-family homes to the west is believed to be limited given the lot is encumbered by a 40-foot utility easement from north to south. Furthermore, along the western boundary of Lot 4 a Level 1 or Level 2 transitional buffer would be required depending on whether the final use on Lot 4 is residential or non-residential in nature. Other site boundaries are not anticipated to require buffering, except along the internal boundary between Lot 2 (proposed M-C) and Lot 3 (proposed R-MF). In this location a Level 3 buffer would be anticipated given the stated intentions to place a commercial use on Lot 2 and a multi-family use on Lot 3.

Additionally, new development on portions of the subject parcel would trigger the neighborhood protection standards in Section 29-4.7 of the UDC. These standards would limit the proximity to new multi-family structures to the adjacent lots and aims to limit visual impacts of potentially taller structures.

Multi-family buildings over 30 feet are required to reduce their perceived height when viewed from any adjacent lot in the R-1 or R-2 zoning districts, by increasing setbacks or stepping the height of the building down to a maximum of 24 feet where the building sits within 25 feet of an adjacent lot. These provisions are expected to apply to Lots 4 and 5 on the parcel's western boundary, where adjacent properties are zoned R-1. A small area at the northeast corner of Lot 3 shares a lot line with an R-1 property to the north; however, this area coincides with the prescribed tree preservation area which occupies the eastern 300+ feet of Lot 3. Therefore, no structures will be built within 25 feet of the neighboring R-1 property.

Staff believes the proposed R-MF and M-C zoning are appropriate given the existing land use pattern and lack of significant land use conflicts. The extension of Allen Lane creates a physical boundary between the more intense future uses on the site from the existing residential uses to the west. Furthermore, staff believes the screening and buffering triggered by the development of the site with uses other than single-family residential will soften the impacts created by the future development. The request meets a number of goals and objectives of the comprehensive plan promoting infill development and integration of diverse uses at nodes and along transportation corridors. The requested rezoning would potentially activate underutilized parcels that are centrally-located and easily accessible.

RECOMMENDATION

Approve the requested rezoning of the subject site to include 15.17 acres of R-MF and 3.42 acres M-C as depicted on the attached rezoning exhibits.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Combined Rezoning Exhibits
- Proposed Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	18.83 acres (18.59 acres to be rezoned)
Topography	Sloping to NE, with ridge near SW corner of the parcel
Vegetation/Landscaping	Wooded north of residential structure, turf to the south
Watershed/Drainage	Perche Creek
Existing structures	Residential structure, possibly multi-family

HISTORY

Annexation date	1964
Zoning District	M-N (Mixed-Use Neighborhood) on Vandiver frontage, R-MF (Multi-family Dwelling) on northern portion
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Land in limits, platting required prior to development

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Allen Lane	
Location	Entering property from south on Vandiver Dr, at western property edge
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Required upon platting

Vandiver Drive	
Location	Southern edge of parcel
Major Roadway Plan	Minor arterial
CIP projects	N/A
Sidewalk	Existing

Jolene Drive	
Location	Stubbing into northern edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Required with construction of connection to Allen Lane

PARKS & RECREATION

Neighborhood Parks	Bear Creek Park immediately NE of subject parcel
Trails Plan	Bear Creek Trail north of property on Elleta Ave
Bicycle/Pedestrian Plan	Vandiver is a yellow route (shared traffic w/ separation from vehicles)

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 via public information postcards on January 2, 2024 of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on January 23, 2024 advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Northland-Parker NA
Correspondence received	None