

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 6, 2023**

SUMMARY

A request by A Civil Group (agent), on behalf of Robert & Carol Grove (owners), for approval to rezone 1.85 acres of property from the R-1 (One-family Dwelling) district and M-OF (Mixed-use Office) district to the R-MF (Multi-family Dwelling) district. The subject site is located northeast of the intersection of Garden Drive and I-70 Drive Northwest. **(Case # 184-2023)**

DISCUSSION

The applicant is seeking to rezone 1.85 acres of property from R-1 (One-family Dwelling) and M-OF (Mixed-use Office) to facilitate development of the site under a singular zoning district. The unimproved site is located northeast of the intersection of Garden Drive and I-70 Drive Northwest.

The property takes access from I-70 Drive Northwest on its southern boundary and would require a right-of-way permit from MoDOT for any development at this location. The properties to the north and west fronting Garden Drive are zoned R-1 and improved with single-family detached structures. Property to the east and northeast is zoned PD (Planned Development) permitting multi-family residential, offices, and wholesale retail uses. These parcels are improved with the Emery Sapp and Sons and Columbia Board of Relator's offices to the east and apartments to the northeast. The property to the south is zoned M-OF and is improved with an office fronting Interstate 70.

Zoning

Changes in zoning are evaluated from several perspectives, the first being how the zoning correlates with the city's land use planning documents and their corresponding future land use designations. The Columbia Imagined comprehensive plan identifies the subject site as being within the land use category of "Neighborhood". Per the comprehensive plan, Neighborhood Districts permit a range of residential uses, as well as "a limited number of nonresidential uses that provide services to neighborhood residents". The comprehensive plan also identifies several goals and principles as guidance for land use planning decisions.

The following factors have been considered by staff as part of its analysis of this requested action and establish the basis by which it has arrived at its recommendation.

- **Future Land Use Designation** – Columbia Imagined designates this site as "Neighborhood" and "employment" reflecting the existing zoning. The "Neighborhood" designation provides flexibility for a range of residential districts in that it does not strictly prescribe specific zoning for each parcel. Whereas "Employment" is intended for concentrations of employment in addition to supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants. The R-MF zoning district is supported within both of these Future Land Use Map designations.
- **Surrounding zoning and land use** – The site is positioned at an intersection of two collector streets which transition from more intense development near the I-70 interchange towards the residential Valley View subdivision to the northwest. Properties to the east are developed with corporate office facilities and properties to the northwest further along Garden Drive are developed with a mix of single-family and two-family dwellings.

The proposal to develop the 1.85-acre site with multi-family residential would be an appropriate transition between these zoning districts and land uses. Additionally, the size of the site would limit potential develop to a max of 32 dwelling units. Although topography, floodplain, and neighborhood protection standards (Section 29-4.7) would limit potential development as well.

- **Columbia Imagined Goals** – The request is in strong conformance with *Columbia Imagined*. The following bullets are excerpts of Goals, Policies, and Principles described in *Columbia Imagined* that support the requested rezoning of R-MF in this location.
 - **Livable and Sustainable Communities, Policy One – Support Diverse and Inclusive Housing Options (pg 120).** *Flexibility in housing designs and types allows existing neighborhoods to provide options for a variety of incomes* (pg 121). The existing R-MF zoning permits the most flexibility and greatest density of all the City’s residential zoning districts. It is the only standard residential zoning district that allows multi-family apartments which, if developed, would provide an additional housing option at an appropriate location.
 - **Livable and Sustainable Communities, Housing Vision** – *A diversity of housing choices will be dispersed throughout the community to achieve an adequate supply of safe, quality, affordable, energy efficient, and accessible housing.* (pg 121)
 - **Land Use and Growth Management, Policy Three – Prioritize and Incentivize Infill Development.** *Infill development is a high priority of the City and refers to the development or redevelopment of vacant or underutilized land in established areas. It is the opposite of sprawl* (pg 124, 128-130). *Options should be considered to introduce density and alternative housing options in established neighborhoods, including small-lot subdivisions which can accommodate minor density increases without disrupting neighborhood character. These options may be used to support citizen goals such as affordable housing, aging in place, and intermingling of diverse socioeconomic groups within established neighborhoods.* (pg 128-130)
 - **Mobility, Connectivity, and Accessibility, Policy One – Accommodate Non-motorized Transportation.** *Columbia’s transportation network will support safe, efficient, and diverse transportation options so that all residents may easily live in Columbia without a private automobile. The non-motorized trail network will connect neighborhoods and support future growth while simultaneously achieving environmental goals.* (pg 136).

The site’s northwestern property line is bounded by the Harmony Creek which is shown on the Park’s Plan to accommodate a future secondary trail which will connect Cosmo Park, the City’s largest recreation area, to the Columbia Mall and the Perche Creek section of the 30-mile long trail loop. This future trail connection will provide an important non-motorized route to major commercial, employment, and recreation areas.

Conclusion

The rezoning request is consistent with the site’s surrounding zoning and land uses, Future Land Use Map designations, and several goals of *Columbia Imagined*. The small size of the parcel in addition to topographic features will limit potential development of the site. As the site is adjacent to R-1 zoning it will be subject to Neighborhood Protection Standards which are intended to preserve the neighborhood character of established homes through provisions related to building height, screening and buffering, lighting height, and building orientation.

RECOMMENDATION

Approval of the rezoning to R-MF.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Surrounding Zoning Graphic
- Proposed Trails Plan

SITE CHARACTERISTICS

Area (acres)	1.85
Topography	High-point of the site is centrally located and slopes downward towards Harmony Creek
Vegetation/Landscaping	Heavily wooded
Watershed/Drainage	Harmony Creek
Existing structures	None

HISTORY

Annexation date	1966
Zoning District	R-1 and M-OF
Land Use Plan designation	Neighborhood and Employment
Previous Subdivision/Legal Lot Status	Three legal lots; Rock Haven Plat 1

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

I-70 Drive NW	
Location	South
Major Roadway Plan	Major Collector (MoDOT Maintained)
CIP projects	None
Sidewalk	None, required with development

Garden Drive	
Location	West
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	None, required with development

PARKS & RECREATION

Neighborhood Parks	Cosmo Park and LA Nickell Golf Course, ¼ mile East; Valleyview Park, ½ mile North; Barberry Park, ½ mile West
Trails Plan	Directly adjacent Harmony Creek Trail, proposed secondary trail
Bicycle/Pedestrian Plan	NA

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 June 12, 2023. Thirteen postcards were distributed. No correspondence has been received.

Report prepared by Brad Kelley

Approved by Patrick Zenner