

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 23, 2025**

SUMMARY

A request by A Civil Group (agent), on behalf of Garry & Brenda Lewis (owners), seeking to rezone 3.73-acres of a 5.38-acre parcel, from M-N (Mixed-Use Neighborhood) to R-MF (Multi-Family Dwelling). The subject site is located at 4804 John Garry Drive.

DISCUSSION

The applicants are seeking approval to rezone a 3.73-acre portion of a 5.38-acre property located east of the intersection of John Garry Drive and North Cedar Lake Drive from M-N to R-MF in order to align the zoning and anticipated uses on the parcel. Building permit applications are currently under review on the property for seven multi-family structures on the undeveloped portions of the parcel, northeast of the existing clubhouse. Each building is intended to house twelve units with 2-3 bedrooms per unit. A concurrent request for an administrative plat (Case # 65-2025) is under review by City staff, seeking to shift the eastern lot boundary of Lot 1701 approximately five feet to the east. The resulting lot and zoning boundaries will then coincide with one another, and the resulting lot to the northeast (Lot 1702) would maintain its existing M-N zoning.

The current split-zoning on the parcel resulted from a replat of the subject lot in June 2023, which combined the clubhouse lot, located at the corner of John Garry Drive and North Cedar Lake Drive, with land to its north and the east. The clubhouse lot was previously rezoned to R-3 in late 2015 after being granted a conditional use permit for a private swim club on the property. The bulk of the subject parcel had previously been zoned PUD-2 and was included in the Rock Bridge Meadows (1986) and Villa Madeira PUD plans (1987). However, the portion of the subject parcel at its southwest corner, where the clubhouse is located, was not annexed until 1990. This portion was then left as a remnant on the north side of North Cedar Lake Drive with a realignment of the roadway. The M-N portion of the subject parcel had been “recoded” from C-1 with the adoption of the UDC in March 2017.

Columbia Imagined identifies the clubhouse lot as lying within the Employment District, while the remainder of the subject parcel lies within the Commercial District. The employment district is intended to contain uses providing employment opportunities such as offices, corporate headquarters, manufacturing, warehouses, and research parks, while also including supporting uses such as multi-family residential. The commercial district contains a variety of citywide and regional retail, offices, personal services, and high-density multi-family dwellings.

Conclusion

The rezoning to R-MF constitutes a downzoning on the 3.73-acre portion of the overall site, and combination of the lots via the administrative plat will harmonize the subdivision and zoning boundaries. The proposed R-MF zoning aligns with the intended uses on the property and its land use context. Staff supports the requested rezoning, subject to minor technical corrections to address inconsistencies between the legal description and the rezoning exhibit.

RECOMMENDATION

Approval of the request to rezone 3.73 acres from M-N (Mixed-use Neighborhood) to R-MF (Multi-family Dwelling), pursuant to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	5.38
Topography	Gently sloping north, toward lake
Vegetation/Landscaping	Cleared, turf
Watershed/Drainage	Little Bonne Femme
Existing structures	None

HISTORY

Annexation date	1985
Zoning District	M-N (Mixed-use Neighborhood)
Land Use Plan designation	Commercial & Employment
Previous Subdivision/Legal Lot Status	<i>Lot 1603 Corporate Lake Plat 16</i>

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

North Cedar Lake Drive	
Location	Southern Frontage
Major Roadway Plan	N/A
CIP projects	None
Sidewalk	Sidewalks not constructed on frontages of proposed rezoning

John Garry Drive	
Location	Western Frontage
Major Roadway Plan	N/A
CIP projects	None
Sidewalk	Sidewalks installed, both sides

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park across Southampton to the North
Trails Plan	South Providence Trail immediately east of site
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 30, 2024. Eighty-eight letters were distributed, and an ad was placed in the Tribune on January 7, 2025.

Report prepared by Rusty Palmer

Approved by Patrick Zenner