

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 22, 2016**

SUMMARY

A request by the City of Columbia (owner) to rezone two lots from C-P (Planned Business District) to R-1 (One-Family Dwelling District). The subject site includes property addressed 107 Lynn Street (9,866 sq. ft.) and 115 Lynn Street (10,885 sq. ft.), both located on the north side of Lynn Street, between Oak Street and Garth Avenue. (Case #16-184)

DISCUSSION

The applicant proposes to rezone the subject site from C-P (Planned Business District) to R-1 (One-Family Dwelling District) to allow for the development of single-family homes. The existing C-P zoning is the last remnant of an unrealized mortuary development that was approved in 1996 and included the intervening lots which are now zoned PUD (Planned Unit Development).

The subject site, along with several adjoining undeveloped lots on this block, are planned or have already been redeveloped with one-family homes, reinforcing the area's single-family character. While most of the surrounding residential land is zoned R-2 (Two-Family Dwelling District), the predominant housing stock is single-family, and R-1 is more consistent with this land use.

RECOMMENDATION

Approval of the proposed rezoning from C-P to R-1

ATTACHMENTS

Locator aerial and topographic maps

SITE HISTORY

Annexation Date	1906
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Legally platted lots

SITE CHARACTERISTICS

Area	107 Lynn Street = 9,866 sq. ft.; 115 Lynn Street = 10,885 sq. ft.
Topography	Gently sloping downward from south to north
Vegetation/Landscaping	Mixture of grass and trees
Watershed/Drainage	Flat Branch Creek
Existing structures	None

ACCESS

Lynn Street	South side of site
Major Roadway Plan	Local Residential street (Improved & City-maintained)
CIP Projects	None
Sidewalk/Bike/Ped	5-ft wide sidewalk needed

PARKS & RECREATION

Neighborhood Parks	Site is approximately 1/3 mile from Worley Street, Ridgeway, & Douglass Parks
Trails Plan	No trails planned

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	C-P (Planned Business District)	Undeveloped
South	R-2 (Two-Family Dwelling District)	Single-family homes
East	R-2	Undeveloped
West	R-2	Single-family home

UTILITIES & SERVICES

All City services are available to the 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 a public information meeting, which was held on August 30, 2016.

Public Information Meeting Recap	Number of attendees: 1 Comments/concerns: None
Neighborhood Association(s) Notified	Douglass Park, Ridgeway, Worley Street Park
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner