

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 20, 2019

SUMMARY

A request by Crockett Engineering (agent), on behalf of SBSR Properties, LLC (owners), to rezone 0.85 acres from R-2 (Two Family Dwelling) to R-MF (Multiple Family Dwelling). The subject site is located at the northwest corner of Clark Lane and McKee Street. **(Case #142-2019)**

DISCUSSION

The applicants are seeking to rezone their property at the northwest corner of Clark Lane and McKee Street from R-2 (Two-Family Dwelling) district to R-MF (Multiple Family Dwelling) district. The requested multi-family zoning is somewhat out of character with the contextual zoning, which is predominantly R-2; however, the applicants wish to pursue the rezoning in response to a market need they believe exists for one-bedroom units.

Two multi-family planned districts have been approved on property just north of the subject site, on the west side of McKee. The first project, McKee Estates PUD Plan and Preliminary Plat, was approved by Council in early 2000 and contained 33 total units with an approved development density of 7 du/ac. While no bedroom mix was provided, the 75 parking spaces shown on the PUD plan imply at least 2-3 bedrooms per unit. This development was never constructed and the PUD plan is now expired; however, the zoning entitlements remain effective meaning that if development were to be pursued a new UDC-compliant PD plan would be subject to review and approval. The second project, McKee Street PUD, is located at 1517 McKee and was approved by Council in 2011. The development contains 12 units and a PUD density of 6.6 units per acre. This property was constructed upon approval of the PD plan.

In evaluating the appropriateness of this request, staff has reviewed the density impacts that this proposal may create upon the surrounding area. As presently proposed, the eight one-bedroom units would have a much smaller impact, in regards to density-related issues, on the region. However, given that the request is not a PD staff cannot be assured that what the applicant intends on building will actually be built. The R-MF district permits a maximum density, under ideal conditions, of 17.4 du/ac (14 total units or 56 bedrooms). If the two approved projects to the north were built to their full potential they would include a total of 45 multi-bedroom units with an effective density of 7 du/ac.

Conversely, if the subject property were developed in accordance with the existing R-2 zoning and improved with duplexes it could realistically yield as many as 4 duplex lots (8 total units) with up to a maximum of 32 bedrooms, even when access and parking are accounted for. While the subject site currently contains sufficient parcel area to accommodate a maximum of 5 duplex lots (10 total units and a maximum of 40 bedrooms), due to required right of way dedication for McKee Street and Clark Lane the buildable area on the lot would be reduced by roughly 7000 square feet - an area equal to one duplex lot.

An additional factor to consider regarding the appropriateness of the requested rezoning is the subject site's corner location at Clark and McKee. The other two approved multi-family developments are PUD projects centrally located within the R-2 neighborhood approximately 1000 feet north. Staff believes that the subject site's location at the intersection of McKee and Clark as well as being within 500-feet of the major intersection of Ballenger and Clark make the site a more suitable location for multi-family development than the approved locations further to the north. Furthermore, staff finds the requested rezoning to be consistent with the goals and objectives contained within the Comprehensive Plan regarding placement of higher density development at nodal locations.

As an alternative to the requested R-MF zoning, the site could be zoned PD-10 which would provide clarity regarding development intensity. However; given the small parcel size and required compliance with the Neighborhood Protection Standards such action appears to be unnecessarily burdensome.

Based upon the above analysis and withstanding the potential for more intense development than that envisioned by the applicant, staff believes the requested R-MF is appropriate for this location. The construction of multi-family units on the subject site will act as a transition between Clark Lane and the neighborhoods to the north and is in keeping with the goals and objectives of the Comprehensive Plan as it relates to nodal higher-density development.

Public comments were received on this proposal, and are included as attachments to this staff report. Citizens voiced concerns over typical density-related issues, such as crime, traffic, and noise.

RECOMMENDATION

Approval of the requested rezoning from R-2 to R-MF

ATTACHMENTS

- Locator maps
- Public Comments

HISTORY

Annexation date	1969
Zoning District	Currently R-2
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Final Plat required

SITE CHARACTERISTICS

Area (acres)	Total of 0.85
Topography	Flat
Vegetation/Landscaping	Turf
Watershed/Drainage	Perche Creek
Existing structures	Single-Family home; to be demolished

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

McKee Street	
Location	East side of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Sidewalks required

Clark Lane	
Location	South side of property
Major Roadway Plan	Minor Arterial
CIP projects	N/A
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	½ mile south of McKee Street Park
Trails Plan	None
Bicycle/Pedestrian Plan	Clark Lane is a Yellow Route on the Bike Plan