



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2023

Re: 200 W. Old Plank Road – Rezoning (Case #182-2023)

Executive Summary

This request, if approved, would rezone a 2.22-acre parcel from R-MF (Multiple-family Dwelling) district to R-2 (Two-family Dwelling) district in advance of the applicant's development of the site with 17 "cottage-sized" residential lots subject to Board of Adjustment approval to use the "optional dimensional standards" of the R-2 district. A concurrent preliminary plat (Case # 183-2023) was reviewed and recommended for approval by the Planning Commission; however, will not be introduced to the Council until the Board of Adjustment approves the use of the "optional dimensional standards" as required by section 29-6.4(j) of the UDC. The subject site is located southwest of the intersection of Old Plank Road and Bethel Church Road, is addressed as 200 W. Old Plank Road, and improved with a single-family residence and outbuilding.

Discussion

Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owners), are seeking approval to rezone 2.22 acres of property from the R-MF (Multiple-family Dwelling) to R-2 (Two-family Dwelling) to facilitate the development of a 17-lot "cottage" subdivision with reduced dimensional standards. The subject site is located southwest of the intersection of Old Plank Road and Bethel Church Road and is addressed as 200 W. Old Plank Road.

The property was annexed and assigned R-MF zoning in 2020. Prior to annexation the property was zoned County R-M (Moderate Density Residential) which is comparable with the City's R-MF zoning and allows multi-family development up to 17.4 units/acre. The request presented constitutes a "down-zoning" of the property and would permit single and two-family dwellings "by-right" as well as "cottage-style" lots with reduced dimensional standards subject to Board of Adjustment approval.

As noted, the applicant seeks to develop a 17-lot "cottage" subdivision; however, prior to being eligible to seek the Board of Adjustment's approval the property must be rezoned to R-2. A concurrent request (Case #183-2023) depicting the proposed "cottage" subdivision (attached) has been reviewed and recommended for approval by the Planning Commission, but will be delayed from Council consideration until the Board of Adjustment has completed its required review.

At the time of annexation, the R-MF density was expressed as a concern given the site's location off of Old Plank Road which is only 22 wide and is unimproved (no curb/gutters or sidewalks). However, given the designation was consistent with County zoning and the City's



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historical practice of annexing property into the corporate limits with equivalent entitlements the action was approved. It was understood that at the time of development certain development-driven requirements would be provided for upgrades along the Old Plank Road frontage that would mitigate the future development impacts.

The surrounding land use context is a mixture of single and two-family homes as well as multi-family apartment complexes. The surrounding multi-family densities are between 6-8 units/acre. Given this context, the ability to develop up to 17.4 units/acre is seen as inconsistent with the surrounding densities. The rezoning request would reduce the potential development density by approximately 50% if developed with single or two-family uses and would have a density of approximately 7.7 units/acre based on the proposed "cottage" subdivision intended for the property.

This potential reduction in development density is viewed as a significant benefit to the surrounding development and is in keeping with the capacities that Old Plank Road is capable of supporting. The proposed improvement of the land is also capable of being supported by existing infrastructure (i.e. water, sewer, and electric) available in the area which are provided by Consolidated Water District #1, Boone County Regional Sewer via City connection, and Boone Electric, respectively.

Furthermore, the rezoning of the site is considered supportive of several goals and objectives of the City's comprehensive plan. Specifically, the proposed rezoning is found to be supportive of the general Livable and Sustainable Communities principals of encouraging compact growth versus sprawl development, it would offer the opportunity to enhance affordable housing options for income diverse neighborhoods, and would increase the diversity of housing choices to the City's residents. The request further promotes the goal of prioritizing infill development.

The Planning and Zoning Commission considered this request concurrently with the proposed 17-lot "cottage" subdivision at its July 6, 2023 meeting. Staff provided its report and answered general questions. The applicant was not available for questions. Several members of the public spoke on the request expressing concerns about traffic and roadway conditions, the loss of natural features between the property to the west and the subject site, as well as, seeking assurances that the adjoining tract to the west would be provided with options to inter-connect with the proposed site and its intended improvements. There was limited comment made with respect to the proposed rezoning and more with respect to development-related matters within the surrounding vicinity.

The Planning Commission clarified that the request was a "down-zoning" and would result in less impacts than the present R-MF. They further indicated that the request for development accommodation was a matter of negotiation between the adjacent property owners and not within the purview of the Commission. Clarification relating to traffic impacts of the request were offered by staff which noted that no traffic study was triggered by the request or the site's future development and given the multi-jurisdictional location (City and County) of the adjoining roadway network coordination between both jurisdictions would be



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required to address the concerns. Following limited additional discussion, the Commission made a motion to approve the requested rezoning which received unanimous (7-0) approval.

A copy to the Planning and Zoning Commission staff report, locator maps, surrounding zoning graphic, proposed preliminary plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Potential disruption to traffic movement along the Old Plank Road corridor during site development.

Long-Term Impact: Possible impacts may include additional expenditures for solid waste collection and public safety service provision. Such impacts may or may not be off-set by user-fees and property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/7/21	Approved "OPR Subdivision" final plat (Ord. 024745)
12/21/20	Approved annexation and permanent R-MF zoning (Ord. 024463)

Suggested Council Action

Approve the requested rezoning from R-MF to R-2 as recommended by the Planning and Zoning Commission.