



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 7, 2025

Re: 4100 North Wyatt Lane Permanent Zoning (Case #86-2025)

Executive Summary

Approval of this request would establish R-2 (Two-family, dwelling) district zoning, subject to annexation, as the permanent City zoning on a 5.05-acre site of land approximately 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane. The site is addressed 4100 N Wyatt Lane and is presently zoned Boone County R-S (Single Family Residential). This request is being considered concurrently, under separate cover, with Case #126-25, a request to annex the 5.05-acre site into the City.

Discussion

A Civil Group (agent), on behalf of Adam Kopriva (owner), is seeking approval to have 5.05-acres annexed into the City of Columbia and have it assigned R-2 zoning as its permanent City zoning. The subject property is located approximately 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane. The property is presently zoned County R-S. A concurrent request (Case #126-2025) relating to the required public hearing on the annexation of the subject acreage was introduced appears on the Council's April 7, 2025, agenda as a separate business item.

The requested permanent zoning and related annexation have been precipitated by the applicant's desire to access city sewer service in advance of developing the subject acreage with 31 single-family detached dwellings and a common lot using the "cottage" dimensional standards. "Cottage" dimensional standards are only permitted in the requested R-2 zoning district subject to approval by the Board of Adjustment. Pursuant to regulatory requirements, Board of Adjustment action cannot occur without first having the subject acreage annexed and permanently zoned R-2 district.

As a means of illustrating the applicant's development intent, the proposed 32-lot preliminary plat (attached) was submitted to the Planning and Zoning Commission for consideration at their March 6 meeting. Following the public hearing on the proposed permanent zoning, the Planning Commission recommended conditional approval of the preliminary plat subject to Board of Adjustment authorization to use "cottage" dimensional standards. The proposed plat will appear on a future Council pending the outcome of the Board of Adjustment's required regulatory review.

The subject property is located within the Boone Electric Cooperative Service territory and the city's water and sewer territory. These service providers will remain unchanged following annexation. There are no known capacity issues associated with the utility services available to the site. Furthermore, upon annexation, public safety services (police and fire) would be



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provided by the City of Columbia with mutual-aid being provided by the Boone County Sheriff's Office and Boone County Fire Protection District.

Surrounding land uses are consistent with their provided zoning districts. The land to the west and the north remains in the county, and consists mostly of large lot, single family homes, or vacant parcels. Two lots north of the subject site is a manufactured home subdivision with 20 units. The Deer Ridge Subdivision borders the site to the south and east and was annexed into the city's corporate limits in 1995, and was platted in 2000.

The requested R-2 zoning is considered consistent with the "Neighborhood District" designation for the property as shown within Columbia Imagined and would, if annexed and permanently zoned, further the housing diversity goals and objectives of the Columbia Imagined by permitting alternatives to the traditional R-1 single-family development within the area. The "Neighborhood District" designation does not distinguish between intended levels of development intensity or density, but rather is reflective of the land use "category" that is consistent with the existing use of the property or identified as being consistent with future development based on available infrastructure and compliance with other regulatory criteria.

Limited additional traffic impacts within the surrounding neighborhoods are anticipated given the proposed parcel will only being accessible from Wyatt Lane and will not connect to adjacent development. Wyatt Lane is classified on the CATSO Major Roadway Plan (MRP) as a major collector. As such, the potential for greater-than-usual levels of traffic resulting from the increased density of R-2 zoning is not anticipated to exacerbate any level of service issues on the street presently. Private residential driveways would not be permitted from Wyatt Lane.

The Planning and Zoning Commission considered the permanent zoning (Case #86-2025) and 32-lot preliminary plat (Case # 87-2025) at its March 6, 2025 meeting. Staff provided separate staff reports for each case. The applicant's agent made a presentation and was available to answer Commissioner questions. Several members of the public spoke in support of and opposition to the development. Those speaking in support of the request expressed the need for the R-2 designation to support the proposed style of housing contemplated by the subdivision plat. Those speaking against the request cited concerns about increased population density and traffic, loss of rural character, environmental concerns, and potential lower property values given the style of development that was proposed under the R-2 designation. Following the closure of the public hearing, there was limited Commissioner discussion which was followed by a motion to approve the requested permanent zoning which passed by a vote of (9-0).

Public notice relating to the proposed permanent zoning was provided 15 days in advance (February 18, 2025) of the Commission's March 6 meeting via a published newspaper ad in the Columbia Tribune. Additionally, on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as homeowners



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associations within 185' and 1000', respectively, were provided 15 days in advance of the Planning Commission's March 6 public hearing.

The Planning and Zoning Commission staff report, locator maps, zoning exhibit, proposed preliminary plat, public correspondence, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
04/07/2025	Held required public hearing on annexation
3/17/2024	Set public hearing on annexation. (R27-25)

Suggested Council Action

Approve the requested R-2 zoning as the subject site's permanent City zoning, subject to annexation, as recommended by the Planning and Zoning Commission.