

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 20, 2018**

SUMMARY

A request by Lueck Surveying (agent), on behalf of Melissa M. Williams (owner), to rezone 0.2 acres from R-1 (One-family Residential) to M-OF (Mixed-use Office). The subject property is located on the south side of Heriford Road southeast of the terminus of Burlington Street and addressed as 1804 Heriford Road. **(Case # 18-173)**

DISCUSSION

The applicant is seeking to rezone her property from R-1 to M-OF in order to permit the property to be used for a marriage and family counseling services office. The owner is a licensed counselor and intends to conduct sessions within the existing single-family home structure. The applicant is not proposing any redevelopment of the property only minor interior modifications to the home. The UDC does permit home occupations; however, requires that the home be the primary residence for the person conducting business within the home. Ms. Williams will not reside in the home; therefore, the requested rezoning is required to permit the intended use on the property.

The M-OF district serves as a transition from the residential lots east of the subject site, to the commercial properties further west along Heriford Road. The lot immediately west of the subject site is split-zoned R-1 and M-C (Mixed-Use Commercial). The R-1 portion of this lot has been utilized for stormwater detention for the Columbia Honda car dealership. This makes it unlikely that a single-family home will ever be rebuilt west of the subject property.

Office uses are considered transitional in nature because they serve as a low-intensity buffer between residential and commercial uses. Office uses would typically be limited in hours of operation and daily vehicle trips are considered to be minimal. The subject property is part of an original 1956 14-lot residential development that has become surrounded by more intrusive commercial and industrial uses. Of the original 14-lots only 6 (including the subject site) remain used for single-family purposes.

Columbia Imagined designates the subject property and adjacent R-1 lots as part of the Neighborhood District. This designation was applied based upon its existing use as residential at the time the Plan was adopted. The surrounding parcels; however, are designated Employment District (to the east) and Commercial District (to the west) and are improved to accommodate uses consistent with those designations. The isolation of the existing residential parcels and recent improvements within the surrounding area, primarily to the west, suggests that development patterns will eventually exclude residential uses from the area at some point in the future.

The Neighborhood District does permit non-residential uses that would support services to neighborhood residents. While the proposed conversion of the existing single-family home from residential to office occupancy to support individuals outside the neighborhood is inconsistent with the general description of the District, it is staff's belief that the request is reasonable given the surrounding land use context. Furthermore, the appearance of the neighborhood will be minimally impacted by the rezoning given the proposed home will not be altered from the exterior.

The proposal has been reviewed by staff, and meets all applicable City zoning standards. The existing utilities to which the lot would connect have available capacity. The requested M-OF zoning is supported by staff and believed to be consistent with adjacent zoning and development patterns.

RECOMMENDATION

Approve the request to rezone the property M-OF (Mixed-Use Office).

ATTACHMENTS

- Locator maps

HISTORY

Annexation date	1955
Zoning District	R-1 (One-Family Residential)
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Lot 215, Northwold

SITE CHARACTERISTICS

Area (acres)	0.21 acres
Topography	Steady slopes to northwest
Vegetation/Landscaping	Turf, few trees
Watershed/Drainage	Perche Creek
Existing structures	One Single-Family Home

UTILITIES & SERVICES

All services provided by the City of Columbia

ACCESS

Heriford Drive	
Location	Northern edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Unimproved

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner