

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
September 10, 2020**

**SUMMARY**

A request by McClure Engineering (agent) on behalf of In2Action (owner) to rezone their approximately 3.3 acre property from R-2 (two-family dwelling district) to R-MF (multiple-family dwelling district). The property has multiple structures with multiple addresses (2513 and 2509 Eastwood Drive and 1401, 1403, 1405 and 1407 Lakewood Drive) (**Case #175-2020**).

**DISCUSSION**

McClure Engineering (agent) requests a rezoning from R-2 to R-MF for 3.3 acres addressed off of Eastwood and Lakewood Drive and owned by In2Action, a non-profit which provides residential transition support to former prisoners. The property has multiple structures with multiple addresses (2513 and 2509 Eastwood Drive and 1401, 1403, 1405 and 1407 Lakewood Drive); however, 2509 Eastwood Drive is the principle address for the property. The request is desired to permit the addition of a shared laundry facility, which is a customary accessory use in the R-MF zone.

The subject property is north of Eastwood Drive and west of Lakewood Drive, via a stub street which presently only serves the property. There is a lake on the northern side of the property. To the east and north is property zoned R-MF, and to the west and south is property zoned R-2, but predominantly improved with single family homes. The property is north of I-70 just north of Clark Lane and northwest of the intersection of Clark Lane and Highway 63.

When considering the rezoning request, staff looked at the larger land use mix of the area, and the current use of the property. There are presently numerous structures on the site which is considered a non-conformity given the R-2 zoning would only permit two dwelling units on the 3.3 acre site. R-MF zoning permits multiple dwelling units on a single parcel subject to meeting the dimensional requirements of the zone and, if rezoned, would bestow conformity to the existing structures. It should also be noted that additional units would be possible if the rezoning is approved subject to sufficient parking, landscaping and other code requirements being met.

While small group homes (up to 8 persons) are permitted in the R-2 zone, subject to the group home use specific standards of Chapter 29-3.3(g), and such a facility fits the present model of the organization, rezoning to the R-MF zone will allow the addition of customary accessory uses typically found within traditional multi-family developments such as the presently desired laundry facility. Other potential customary accessory uses that would be permitted, if the parcels are rezoned, include, but are not limited to (and are not expressly desired by the applicant at this time) fitness facilities, leasing offices, swimming pools and clubhouses for resident use.

The R-MF zone is typically the zone most suited to the group home use, and permits the flexibility to have additional residents or staff on-site versus the R-2 zone and the R-MF zone permits large group homes which may have more than 8 residents. It should be noted that group homes in the R-MF are also subject to the use-specific standard of Section 29-3.3(g) which requires registration and an appearance in keeping with the surrounding area.

In terms of the surrounding area, both multi-family and single family uses are present, with commercially zoned property also nearby and fronting on Clark Lane. Single-family homes (zoned R-2) are located directly to the west and south (two of which are owned by In2Action), addressed from

Sylvan Lane and Eastwood Drive. Multi-family properties (zoned R-MF) are located to the north and east and are also addressed/accessed from Sylvan Lane and Eastwood Drive. Should the rezoning be approved, a level 1 buffer commensurate with any redevelopment of the site shall be required between this property and all adjacent properties per Table 4.4-4 in addition to any applicable neighborhood protection standards in Chapter 29-4.7 of the Code.

The future land use designation for the subject property is neighborhood, which supports a variety of dwelling unit types. Transitional living has community benefits, and staff believes the R-MF zone is the best fit for the present and desired business model desired by In2Action.

In terms of the neighborhood’s response to the rezoning, no formal response was received from the Greentree Condos Homeowner’s Association, the White Gate Neighborhood Association, or the Strawberry Hill Neighborhood Association at the time of writing the staff report. Following postcard notification of the concept review for this case, staff received one phone call and one email (attached) expressing concerns about the rezoning request in terms of the potential intensity of redevelopment and that there is presently heavy woods on the site. Any redevelopment plans will be subject to the City’s tree preservation requirements.

Staff believes the requested R-MF zoning is appropriate given the number of units already on the site, the surrounding land use pattern, and because the buffering and neighborhood protection standards in the UDC are in place to mitigate land use incompatibilities. There are no known complaints regarding In2Action’s operation of the site as it presently exists, and the location has good access to jobs and services in terms of community supportive functions and benefits.

**RECOMMENDATION**

Approve the requested rezoning from R-2 to R-MF.

**ATTACHMENTS**

- Locator maps
- Public Correspondence

**HISTORY**

<b>Annexation date</b>	1955
<b>Zoning District</b>	R-2
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Legal lot

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.3
<b>Topography</b>	Gently flat
<b>Vegetation/Landscaping</b>	Turf/Natural; existing lake
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Five existing homes and parking/driveway areas

**UTILITIES & SERVICES**

All utilities and services provided by City of Columbia.

**ACCESS**

<b>Eastwood Drive</b>	
<b>Location</b>	South side of property
<b>Major Roadway Plan</b>	Residential, local
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	None

<b>Lakewood Drive</b>	
<b>Location</b>	east side of property
<b>Major Roadway Plan</b>	Residential, local
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	None

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	None within a half mile, but 2.24 acres (White Gate Park Property was acquired in 2018 to serve the area)
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	Sidewalks recently installed on Clark Lane per the Sidewalk Master Plan & Bicycle/Pedestrian Plan

**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 via an advanced notification postcard which was mailed on August 19, 2020. **25** postcards and property owner letters were sent.

<b>Public Notification Responses</b>	One general inquiry via phone and one email. Comments/concerns: Concerns about existing trees on site and redevelopment concerns.
<b>Notified neighborhood association(s)</b>	Greentree Condos Homeowner’s Association, the White Gate Neighborhood Association, and the Strawberry Hill Neighborhood Association.
<b>Correspondence received</b>	See attached.

Report prepared by Rachel Bacon

Approved by Patrick Zenner