



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: Heriford Drive Rezoning (Case #18-173)

Executive Summary

Approval of this request will result in the rezoning of 0.2 acres along the south side of Heriford Drive, from R-1 (One-Family Residential) to M-OF (Mixed-Use Office District).

Discussion

The applicant, Ms. Williams, is seeking to rezone her property from R-1 (One-family Dwelling) to M-OF (Mixed-use Office) to permit the existing single-family home to be used as a marriage and family counseling services office. The applicant is a licensed counselor; however, will not be living within the existing home therefore establishing the "office" use as a home occupation is not permitted. There are no plans to modify the existing home to accommodate the counseling office at this time.

The requested M-OF district would serve as a transition district between the residential lots east of the subject site and the commercial properties further west along Heriford Road. 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 six (including the subject site) remain in use for single-family purposes. The lot immediately west of the subject site is split-zoned R-1 and M-C (Mixed-Use Commercial) with the R-1 portion being utilized for storm water detention for the Columbia Honda car dealership which makes development of a single-family home on that portion unlikely.

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. Recent improvements within the surrounding area, primarily to the west, suggest that future development patterns will eventually exclude residential uses from the area.

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



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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 Planning and Zoning Commission considered this case at their September 20, 2018 meeting. The applicant's agent spoke before the Commission and offered to answer any questions. Commissioners inquired about logistical concerns regarding trash collection, lighting and signage.

Staff indicated there were no plans for additional parking and that minimal parking would be required for the use. A maximum of 64 square feet of signage would be permitted depending on the roadway classification of Heriford Road which is not classified on the CATSO Major Roadway Plan in this location. Heriford Road is designated a collector (48 sq ft sign) to the east of Burlington Street and a minor arterial (64 sq ft sign) at the transition to Parker Street. Due to the lack of classification at the subject property, the roadway would likely be considered a local non-residential street, which would allow only a 48 square foot sign.

Commissioners also inquired about the remnant properties to the south of the Heriford Drive residential lots, adjacent to the I-70 right-of-way. Staff indicated that these parcels were segregated from their parent tracts with the dedication of the I-70 right-of-way. They are under separate ownership from the residential properties and are zoned IG (General Industrial), however due to their size, would be undevelopable.

Following limited additional discussion, the Commissioners voted 8-0 in favor of the rezoning.

A copy of the Planning and Zoning Commission staff report, locator maps, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning as recommended by the Planning and Zoning Commission.