

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 8, 2025**

SUMMARY

A request by A Civil Group (agent), on behalf of Mendez Properties LLC (owner), for approval to rezone 5.09 acres from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling). The subject site is located at 3310 Oakland Gravel Road and is being considered with a concurrent request (Case # 166-2025) seeking approval of a preliminary plat inclusive of 23 single-family cottage-style lots pursuant to approval of the R-2 “optional development standards” by the Board of Adjustment.

DISCUSSION

The applicants are seeking approval to rezone a 5.09-acre parcel from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling). Concurrent with consideration of this request is a proposed 23-lot preliminary plat (Case # 166-2025) that illustrates division of the acreage into lots intended to be used for cottage-style housing, pursuant to Board of Adjustment “optional” development standards authorization. An application for Board of Adjustment consideration cannot be submitted or considered without first securing R-2 zoning; therefore, the proposed preliminary plat would be withheld from Council consideration until the Board of Adjustment action has been completed.

The requested zoning district is considered consistent with the “Neighborhood District” designation for the property as shown on the Future Land Use Map (FLUM) within Columbia Imagined. The neighborhood district intends to accommodate a broad mix of residential uses and also a limited number of nonresidential uses that provide services to nearby residents. The Future Land Use Map 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.

The proposed R-2 zoning and future authorization to use cottage development standards would be considered consistent with the existing land use context surrounding the site, which is predominantly single-family homes. While the R-2 district may permit increased residential density compared to the adjacent R-1 development, a number of R-2 and R-MF parcels lie just north of Blue Ridge Road. Blue Ridge Christian Church lies immediately to the north of the subject site, at the intersection of Blue Ridge Road and Oakland Gravel, which are both classified as major collector roadways in the Major Roadway Plan. As such, Columbia Imagined would also support greater densities on the subject site given its proximity to prominent transportation node.

The anticipated impacts of the proposed R-2 zoning are also believed to be limited given the site will have its primary vehicular access from Oakland Gravel Road, although a secondary connection is proposed to join with an existing stub of Glorietta Drive to the north. Rezoning to the R-2 district will provide the opportunity to introduce an alternative housing style on a parcel that is located in proximity to a significant transportation node, which furthers housing diversity goals and objectives of the City’s Comprehensive Plan and would be supportive of goals and objectives outlined within the recently completed Boone County/City of Columbia Housing Study.

RECOMMENDATION

Approval of the requested rezoning to the R-2 district.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	5.09 acres
Topography	Sloping east to west
Vegetation/Landscaping	Mostly wooded, with partial clearing on western third of parcel
Watershed/Drainage	Bear Creek
Existing structures	Single-family home & two outbuildings

HISTORY

Annexation date	1964
Zoning District	R-1 (Single-family Dwelling)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not legal lot

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Oakland Gravel Road	
Location	N/A
Major Roadway Plan	Major Collector
CIP Projects	N/A
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	Albert Oakland Park
Trails Plan	Bear Creek Trail
Bicycle/Pedestrian Plan	Green Route

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 public information postcards on April 11th, 2025 of the pending action. Public notification letters were sent and an ad was placed in the Columbia Daily Tribune on April 22nd, 2025 advertising the public hearing relating to the rezoning of the property.

Notified neighborhood association(s)	N/A
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner