



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 19, 2024

Re: 2899 Creasy Springs Road – Rezoning (Case # 185-2024)

Executive Summary

Approval of this request would rezone 22.26-acres of a 52.15-acre parcel from the A (Agriculture) zoning district, to the R-2 (Two-family Dwelling) district in order to allow the use of optional cottage development standards. The site is located at 2899 Creasy Springs Road and the 22.26-acres to be rezoned is generally located in the southwest portion of the site.

Discussion

Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owner), is seeking approval to rezone 22.26-acres of a 52.15-acre tract from the A (Agricultural) district to the R-2 (Two-family Dwelling) district to allow cottage-style development on the rezoned acreage, pursuant to a separate Board of Adjustment action to authorize the use of “optional” development standards. The subject acreage is located northeast of the intersection of Creasy Springs and Proctor Roads at 2899 Creasy Springs Road. The 22.26-acres to be rezoned is generally located in the southwest portion of the overall 52.15-acre site.

Nearby zoning is predominantly R-1 (One-family Dwelling) and A, with the Doug Perry Towing parcel zoned I-G (Industrial) located west of the subject site, across Creasy Springs. Creasy Springs Road is designated as a minor arterial on the CATSO Major Roadway Plan, and acts as the primary vehicular access to the site. Emery Drive provides a secondary access to Proctor Road near the site’s southwest corner. The parcel lies within the Neighborhood District land use designation of Columbia’s comprehensive plan, which is intended for mixed housing and neighborhood-based commercial uses.

Sufficient public infrastructure is available to serve the property if rezoned to R-2. It should be noted that a concurrent preliminary plat (Case # 184-2024, attached) has been submitted that illustrates a 122-lot development upon the 52.15-acre parcel of which 118-lots is included within the 22.26-acres sought to be rezoned. The remaining 4 parcels are to remain zoned A (Agriculture) and include several environmentally-sensitive areas on the acreage as well as a future lot that could be used for an expansion of the proposed R-2 zoning and further cottage-style development. However, given the overall site’s limited accessibility to the east, the lot that could be potentially used for additional residential development has not been included in this request. If access issues are resolved, a separate rezoning and platting action would be necessary to make the additional lot available for development purposes. At that time, additional assessment of the available capacity of then existing infrastructure will be required to ensure that additional development can be accommodated.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Based on the current infrastructure capacities and existing development patterns, staff believes that the proposed rezoning is consistent with the goals and objectives of the comprehensive plan. Furthermore, the proposed rezoning provides an opportunity for additional housing of greater density, when compared to the surrounding context, to be introduced while remaining sensitive to nearby uses and environmental features.

The Planning & Zoning Commission, on July 18, 2024, held a public hearing on this matter. Staff presented its report and the applicant gave a brief overview of the request. Following limited discussion, the Commission moved to approve the rezoning request, which was passed unanimously (7-0).

A copy of the Planning and Zoning Commission staff report, locator maps, zoning exhibit, proposed preliminary plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Utility construction costs to be borne by the applicant.

Long-Term Impact: Impacts may include increased costs for maintenance of public infrastructure (road/utilities), public safety and solid waste services. Costs may or may not be offset by additional user fees and tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Environmental Management, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the request to rezone the 22.26-acres of the 52.15-acre subject parcel from A to R-2 as recommended by the Planning & Zoning Commission.