



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2023

Re: Rock Haven Plat 1, Lots 1, 3, and 4 - Rezoning (Case #184-2023)

## Executive Summary

This request, if approved, would rezoning three parcels within Rock Haven Plat 1 from the R-1 (Single-family Dwelling) and M-OF (Mixed-use Office) districts to the R-MF (Multiple-family Dwelling) district. Lots 1 and 4 of Rock Haven Plat 1 are zoned R-1 with access to Garden Drive and Lot 3 of the plat is zoned M-OF with access to I-70 Drive Northwest. The 1.85-acre site is located northeast of the intersection of Garden Drive and I-70 Drive Northwest and is presently vacant and unaddressed.

## Discussion

A Civil Group (agent), on behalf of Robert and Carol Grove (owners), seek approval to rezone 1.85 acres at the northeast corner of Garden Drive and I-70 Drive Northwest from R-1 and M-OF to R-MF in advance of future development of the site. The property in question is comprised of three (3) total lots (Lots 1, 3, and 4) of the Rock Haven Plat 1 subdivision and are presently vacant. Lots 1 and 4 are zoned R-1 and Lot 3 is zoned M-OF.

The subject properties take access from both Garden Drive (Lots 1 and 4) and I-70 Drive Northwest (Lot 3). Access to I-70 Drive Northwest would require a permit from MoDOT given the roadway corridor is under their control. The lots fronting onto Garden Drive would require driveway permits from the City; however, access to the proposed future development of a multi-family project shows all future site access being gained via I-70 Drive Northwest.

The surrounding land use context is a mixture of single-family detached structures to the north and west, PD zoning is to the east permitting multi-family residential, offices, and wholesale retail uses. These parcels are improved with the Emery Sapp and Sons and Columbia Board of Relator's offices to the east and apartments to the northeast. The property to the south is zoned M-OF and is improved with an office fronting Interstate 70.

The Columbia Imagined comprehensive plan identifies the subject site as being within the land use category of "Neighborhood" and "Employment". Per the comprehensive plan, Neighborhood Districts permit a range of residential uses, as well as "a limited number of nonresidential uses that provide services to neighborhood residents". While the "Employment" district is intended for concentrations of employment in addition to supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.

If approved, the requested rezoning would fulfill several objectives of the City's comprehensive plan. Specifically, the rezoning supports the goals of creating opportunities for diverse and inclusion housing options, it prioritizes infill development, and will



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accommodate and expand the opportunity to address the City's non-motorized transportation network goals and objectives through the future dedication of a trail easement to support the Harmony Creek trail which traverse the site. Furthermore, the proposed rezoning is consistent with the future land use designations of the property and would allow the 3 lots to act a transitional buffer between the more intense uses to the south as they transition into the established residential neighborhood to the north and west.

Future development of the subject site will be constrained by several environmental features principally the location of a floodway along the parcel's northern boundary and the site's topography associated with the creek traversing the site. Proposed development (see attached conceptual site plan) would occur outside of these environmentally sensitive locations. Prior to any future development occurring, a consolidation plat will be required which will trigger the installation of sidewalks along the site's Garden Drive and I-70 Drive Northwest frontages.

The Planning and Zoning Commission considered this request at their July 6, 2023 public hearing. Staff provided its report and the applicant's agent gave a presentation explaining the background and reasoning for the requested zoning. The Commission questioned if the applicant would retain the tree canopy surrounding the creek and on the northern end of the site. The applicant's agent indicated that it was their intent to retain the identified vegetation and that the proposed layout was subject to change given the site's rocky topography. No other members of the public spoke on the request. Following limited additional discussion, the Commission made a motion to approve the requested rezoning which was approved unanimously (7-0).

A copy to the Planning and Zoning Commission staff report, locator maps, surrounding zoning graphic, proposed trail plan, conceptual site plan, and meeting minute excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Possible impacts, upon development, may include additional expenditures for solid waste collection and public safety service provision. Such impacts may or may not be off-set by user-fees and property tax collections.

## 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: Infrastructure, Tertiary Impact: Economic Development



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Legislative History
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Date	Action
N/A	N/A

Suggested Council Action
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Approve the requested rezoning of Lots 1, 3, and 4 of Rock Haven Plat 1 from R-1 and M-OF to R-MF as recommended by the Planning and Zoning Commission.