

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
July 18, 2024**

**SUMMARY**

A request by Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owner), for 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 addressed as 2899 Creasy Springs Road and the 22.26-acres to be rezoned is generally located in the southwest portion of the site.

**DISCUSSION**

The applicants are seeking approval to rezone a 22.26-acre portion of their 52.15-acre property from A (Agriculture) to R-2 (Two-family Dwelling). The area to be rezoned is located in the southwest portion of the overall acreage northeast of the intersection of Creasy Springs and Proctor Road. The applicants have submitted a concurrent request (Case # 184-2024) that seeks approval of a preliminary plat of the overall acreage which depicts a total of 122-lots of which 117-lots are proposed to be developed using the “optional” cottage development standards subject to separate Board of Adjustment action. An application for Board of Adjustment consideration is pending the outcome of the proposed rezoning of the subject 22.26-acre portion of the property. The proposed preliminary plat would be withheld from Council considered until the Board of Adjustment action on the use of the “optional” development standards is completed.

Zoning in the vicinity of the subject site primarily consists of the R-1 (One-family Dwelling) and A (Agriculture) zoning districts. A small tract of IG property lies across Creasy Springs Road from the southeast corner of the subject parcel, which is the location of Doug Perry Towing. The single-family Vanderveen Subdivision is located northeast of the subject acreage. Development along Proctor is also predominantly single-family, with a few larger lots on the north side of the road and one lot containing a legal nonconforming industrial use.

Creasy Springs Road is designated a minor arterial roadway by the CATSO Major Roadway Plan and provides access to the site. The site is designated as being within the Neighborhood District land use classification in the Columbia Imagined comprehensive plan, which is intended to accommodate a broad mix of residential uses and supporting services. The site is located within the Urban Services Area and is already served by City utilities. The goals and objectives of Columbia Imagined support diversity in housing options and integration of similar uses in infill environments, especially at significant transportation nodes along traffic corridors.

Staff believes the proposed R-2 zoning to be consistent with the goals and objectives of the comprehensive plan. Rezoning would further support the integration of multiple housing types into the existing neighborhood context and reduce barriers to infill development. Although the subject site is located near the northwest city boundary, the property was annexed in 1969 and remains undeveloped.

Given the development that has occurred since the parcel's annexation into the corporate limits, the site is now considered within an infill environment. The proposed rezoning provides an opportunity to facilitate a compatible housing type to that already within the surrounding land use context and may offer an opportunity to construct housing that would address Columbia's current housing shortage with

added density. The limited area of the proposed rezoning (22.26-acres) coupled with its location within the southwest portion of the overall parcel, places that possible added density near current public infrastructure and furthest from significant on-site sensitive environmental features. Staff believes the UDC provides protections that limit the potential impacts that R-2 zoning may create upon the adjoining land uses given the site is significantly secluded by the Bear Creek greenspace corridor and Creasy Springs Road.

**RECOMMENDATION**

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

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Rezoning Exhibit

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	22.26 acres to be rezoned (52.15-acres overall)
<b>Topography</b>	Sloped generally to the NE
<b>Vegetation/Landscaping</b>	Wooded
<b>Watershed/Drainage</b>	Bear Creek to Perche Creek
<b>Existing structures</b>	No significant structures

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	A (Agriculture)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Survey tracts

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>Creasy Springs Road</b>	
<b>Location</b>	West side of parcel
<b>Major Roadway Plan</b>	Minor Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	Installed

<b>Emery Drive</b>	
<b>Location</b>	Enters southwest corner of parcel
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	None
<b>Sidewalk</b>	Installed

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo Park, Bear Creek Trail, Parkade, Garth Nature Area, Proctor Park
<b>Trails Plan</b>	No unfunded trails projects, Bear Creek Trail and spurs onsite
<b>Bicycle/Pedestrian Plan</b>	Creasy Springs Rd is red 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 June 14<sup>th</sup>, 2024 of the pending action. Property owner letters were sent and an ad was placed in the Columbia Daily Tribune on July 2, 2024 advertising the public hearing relating to the permanent zoning of the property.

<b>Notified neighborhood association(s)</b>	Vanderveen Homeowners Association, Vanderveen Crossing Neighborhood Association, Hunters Gate Neighborhood Association
<b>Correspondence received</b>	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner