

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 10, 2025**

SUMMARY

A request by A Civil Group (agent), on behalf of Starr Properties LLC (owner), for approval to rezone 1.91 acres from R-2 (Two-family Dwelling) to R-MF (Multi-family Dwelling). The subject site is located at the south terminus of Merideth Drive, on the west side of Scott Boulevard.

DISCUSSION

The applicants are seeking approval to rezone a 1.91-acre parcel located at the southern terminus of Merideth Drive from R-2 (Two-family Dwelling) to R-MF (Multi-family Dwelling) in order to accommodate construction of four 6-unit multi-family structures on the lot. Each of the proposed dwelling units would contain 2-bedrooms. Neighboring zoning ranges from A (Agriculture) to the south and east across Scott Boulevard, to single-family zoning to the northeast in both the City (R-1) and County (R-S). The properties immediately north of the subject site, along Merideth Drive, were rezoned in 1983 to R-2 PUD (now PD) and are improved with duplex dwellings.

The applicants recently requested the vacation of a 25-foot portion of the Merideth Drive right-of-way (ROW) along their eastern frontage. This request was granted by City Council in November 2024 after determining the ROW to be in excess of what was needed for roadway purposes. The excess right of way was conveyed back to the property owner. This vacation left a 60-foot wide ROW for Merideth Drive on the subject property's frontage, which is consistent with the residential street standards of Appendix A.

The vacated portion of ROW is now included in the applicant's parcel and this rezoning request. However; in the course of evaluating the vacation request, staff determined that the ROW to be vacated contained existing city utilities. To ensure that these improvements remained accessible to the Utilities Department, a separate easement dedication request was submitted to provide a 25-foot public utility easement covering the same width as the vacated ROW. This vacated ROW when added to the existing 15-foot utility easement on the subject parcel amounts to a 40-foot front yard setback from the west side of Merideth Drive.

Columbia Imagined identifies the subject parcel as lying within the Neighborhood District, which is intended to accommodate a broad mix of residential uses while also supporting a limited number of nonresidential uses providing services to local residents. Therefore, the proposed R-MF zoning is consistent with the Neighborhood District designation. While the proposed rezoning may be seen as a "spot zone" given the surrounding land use context of single- and two-family dwellings as well as zoning, the site's proximity to the intersection of Scott Boulevard and Chapel Hill Road and its access to the Scott's Branch Trail and adjacent commercial services at Cherry Hill, make it a candidate for higher-intensity uses.

It is worth noting, that the location of the Daniel Boone Little League property immediately south of the subject site impacted staff's initial evaluation of this request's appropriateness since that property is a large acreage consisting of R-1 and A zoning. Had the current land use not already been established, the corner location would be viewed highly desirable for more intense development given it is located at a significant traffic node where one would anticipate more intense land uses. The R-MF zoning on the subject site, had more intense development been constructed at the corner, would be considered an appropriate transition zone between the corner and existing single- and two-family dwellings.

It should be further noted, that the subject acreage will require to be consolidated into a single parcel prior to any future redevelopment if this request is approved. The acreage is currently identified as Lots 1-4 of the Atkinson Woods Plat 1 which as recorded in 1995. The future consolidation plat would be considered a “replat” and only subject to consideration by the City Council given the lots are considered “legal lots”.

Conclusion

Staff supports the requested rezoning to the R-MF district, and believes it aligns with the land use context in which the subject site is located. Approval of the request, however; should be subject to minor technical corrections to address inconsistencies between the legal description and the rezoning exhibit.

RECOMMENDATION

Approval of the request to rezone 1.91 acres from R-2 (Two-Family Dwelling) to R-MF (Multi-family Dwelling), pursuant to minor technical corrections.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps

SITE CHARACTERISTICS

Area (acres)	1.91
Topography	Gently sloping west toward Goodin Branch, Hinkson Creek
Vegetation/Landscaping	Cleared, graded, wooded on western 1/3 of parcel
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	R-2 (Two-family Dwelling)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Lots 1-4 Atkinson Woods, Plat 1, part of vacated street easement for Merideth Drive.

UTILITIES & SERVICES

All utilities and services are provided by the City of Columbia.

ACCESS

Merideth Drive	
Location	Eastern
Major Roadway Plan	N/A
CIP projects	None
Sidewalk	Sidewalks not constructed on Merideth Drive

PARKS & RECREATION

Neighborhood Parks	Dublin Avenue Park, across Scott Boulevard east of site
Trails Plan	South Providence Trail immediately east of site
Bicycle/Pedestrian Plan	Scotts Branch Trail connection at Chapel Hill and Scott Boulevard

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 of this pending request on March 20, 2025. Seventeen letters were distributed, and an ad was placed in the Tribune on March 25, 2025.

Report prepared by Rusty Palmer

Approved by Patrick Zenner