

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 5, 2020**

SUMMARY

A request by Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owners), seeking permanent R-MF (Multiple-Family Dwelling) zoning on 2.4-acres subject to annexation. The subject property is located at 200 W. Old Plank Road. **(Case # 2-2021)**

DISCUSSION

The applicant is seeking approval of R-MF (Multiple-Family Dwelling) as permanent zoning, subject to annexation, on approximately 2.4 acres of property located on the south side of Old Plank Road just west of Bethel Church Road. The site is currently located within unincorporated Boone County and zoned R-M (Multi-Family Residential). A concurrent request for annexation of the subject property is being reviewed and this request would be contingent upon Council approval of the annexation (Case 206-20).

The site is compact and contiguous with the City's existing municipal boundary to the south and across Old Plank Road to the north. The site is served by Boone Electric and Consolidated Water. Connection to the City Sewer system is necessary to accommodate future redevelopment of the property which is why the requested permanent zoning and annexation are being sought. The subject site is presently contained within the Urban Service Area (USA) as presented in Columbia Imagined.

It is typical practice to grant the City-equivalent zoning upon annexation. The subject property is currently zoned Boone County R-M which is considered equivalent to City R-MF zoning. The R-MF district would permit development of up to 17.4 units per acre which is a concern given existing infrastructure, particularly the roadway network, and the surrounding land use context.

Currently Old Plank Road is roughly 22 feet in width, and remains unimproved. The CATSO Major Roadway Plan designates Old Plank as a neighborhood collector, which requires a pavement width of 34 feet in areas where residential driveways are present. The width can be reduced in locations without driveways, to 30 feet. Therefore; in this location, Old Plank Road is lacking the proper roadway width for the safe and efficient movement of additional traffic generated by the potential development of the subject property. Currently the property is only capable of being improved with the existing residence give the lack of public sewer.

Furthermore, the potential for higher density development on the subject site is seen as inconsistent with the adjoining development densities. Only one adjacent development, Walnut Brook Condominiums, reaches a comparable density. Other multi-family developments in the immediate area contain between 6 and 8 units per acre, and the majority of neighboring properties contain just single-family homes.

While staff has concerns with the potential impacts that additional higher density development may create following a successful annexation given the site's access to public sewer, it should be noted that zoning is not the only factor that will impact the development outcomes on the site. The property will be required to go through the City's formal subdivision process which is inclusive of right of way and utility easement dedications as well as public sidewalk construction along the site's Old Plank Road frontage. These mandated requirements may provide opportunities to mitigate the impacts created by higher development densities.

It should be further noted that the site will also be subject to several "zoning-related" design requirements the first of which would be the Neighborhood Protection Standards of Section 29-4.7 if the

future development contains any use other than single or two-family homes. Therefore, in a multi-family scenario, buildings would be limited to 30 feet in height, or they would require deeper setbacks from adjacent property lines. Alternatively, the building height may be stepped down to a maximum height of 24 feet within 25 feet of those shared lot lines. This provision serves to limit density and visual impacts on small lots adjacent to low density residential uses.

Additionally, it should be noted all adjacent zoning is multi-family; therefore, provisions for screening would not apply. And finally, entry-door location for future non-accessory buildings would be required to be toward the street from which the structures are addressed.

The proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined, and is compatible with adjacent zoning. Old Plank Road acts generally as a physical boundary between less intense (to the north) and more intense (to the south) development within the area. Utilizing the roadway as a transition between these competing land use intensities is considered appropriate and may help to reduce the further erosion of existing single-family development in the area as redevelopment pressures continue.

It should be noted that approval of the requested zoning will likely create an expectation that the remaining two parcels to the east of the subject site will be similarly zoned at some point in the future. Such action may help to address the interim disconnect of public improvement all the way to Bethel Church Road that rezoning the subject tract will create through the platting process.

While there is some reservation regarding the requested permanent zoning given the uncertainty in the development outcomes, staff believes the additional regulatory requirements that the site will need to address as part of its redevelopment are sufficient to mitigate potential negative impacts its annexation and zoning may create. Furthermore, annexation and zoning eliminates an isolated island of Boone County regulated property surrounded by City lands and likely will assist in more cohesive application of urban development standards.

RECOMMENDATION

Approval of the requested R-MF permanent zoning, pending annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	2.4 acres
Topography	Generally slopes southeasterly
Vegetation/Landscaping	Turf and Wooded Area
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Single-family dwelling

HISTORY

Annexation date	NA
Zoning District	R-S (Boone County Single-Family)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot.

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	Consolidated Water #1
Fire Protection	Boone County Fire Protection District – Station 8
Electric	Boone Electric

ACCESS

Old Plank Road	
Location	Along the north side of property
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Within half mile of American Legion Park
Trails Plan	Creek Ridge Park Property
Bicycle/Pedestrian Plan	NA

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 via advanced notice on October 15, 2020 and a follow-up letter on October 26, 2020. 14 postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	Walnut Brook Condominiums HOA, Cedar Lake NA/HOA
Correspondence received	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner