



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2025

Re: Merideth Drive – Rezoning (Case # 131-2025)

Executive Summary

Approval of this request would result in the rezoning of 1.91 acres, from R-2 (Two-family Dwelling) to R-MF (Multi-family Dwelling). The subject site is located immediately north of the Daniel Boone Little League baseball/softball complex on the west side of Merideth Drive and is presently vacant.

Discussion

A Civil Group (agent), is seeking approval, on behalf of Starr Properties LLC (owner), to rezone a vacant 1.91-acre parcel, located immediately north of the Daniel Boone Little League baseball/softball complex at the southern terminus of Merideth Drive on the west side of Scott Boulevard. The applicants wish to rezone the property from R-2 to R-MF to facilitate development of an apartment complex on the subject site. The applicants have submitted preliminary plans for four buildings with 6, 2-bedroom units.

The nearby zoning context is a mix of single-family and agriculture zoning, with a R-2 PUD district lying immediately to the north along the west side of Merideth Drive. This zoning designation was established in 1983 and developed with duplexes shortly thereafter. The subject site, per Columbia Imagined, located within the Neighborhood District, which is consistent with the proposed R-MF zoning.

The location of the site near a significant transportation node, at the intersection of Scott Boulevard and Chapel Hill, is viewed as being highly supportive of the proposed multi-family use and the associated density. Had the property to the south of the subject site not previously been improved with the Daniel Boone Little League complex, the proposed density sought by the applicant would have likely been further south.

The current use of the property to the south could potentially change in the future. If this were to occur, the likely development that would be supported would be more intense than that sought by the applicant. When considering this possibility, the requested R-MF zoning could be viewed as a preemptive transitional zoning action. If approved it would permit a buffer of medium density residential uses to be established between likely future commercial or more intense residential development at the corner and the adjacent single- and two-family development to the north and west.

Development of the parcel will require approval of a final plat to consolidate the existing lots comprising the acreage and the recently vacated western 25-feet of Merideth Drive into a single "legal lot" for development. The western 25-feet of Merideth Drive is considered part



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of the applicant's property and is included in this rezoning request; however, has never been formally incorporated into the acreage by plat. Furthermore, due to the existence of a number of utilities within the vacated right-of-way, a utility easement was dedicated in place of the right-of-way to ensure utility access. Additionally, there was an existing 15-foot utility easement west of the Merideth alignment. Given these utility easements, the property frontage is encumbered with two utility easements, creating an effective 40-foot front yard setback. This enhanced setback will ensure that any future redevelopment is no further forward than the existing development to the north which will help to mitigate any potential visual concerns that the increased density may have on the surrounding environment.

The Planning Commission considered this request at their April 10, 2025 meeting. Staff presented their report and the applicant's representative presented an overview of the request. Commissioners indicated agreement with the proposed R-MF zoning, and a motion to approve the requested rezoning passed unanimously (7-0).

The Planning and Zoning Commission staff report, locator maps, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: All costs associated with the extension of public infrastructure will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. Future impacts may or may not be offset by increased user fees and/or 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: Mobility, Connectivity, and Accessibility, Tertiary Impact: Environmental Management



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Legislative History

Date	Action
11/04/2024	Approved partial vacation of Merideth Drive northwest of the Scott Boulevard and Chapel Hill Road intersection. (Ord. 025807)
11/04/2024	Approved dedication of 25' utility easement associated with the proposed vacation of a portion the Merideth Drive right-of-way. (Ord. 025806)

Suggested Council Action

Approve the rezoning of 2.01-acres from R-2 to R-MF as recommended by the Planning and Zoning Commission.