



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 19, 2021

Re: Verified Protest Petition (Case #201-2020) – Supplemental Memo

Executive Summary

A protest petition has been submitted and verified for Case # 201-2020 pursuant to Section 29-6.4(n)(1)(ii)(E) of the Unified Development Code. Pursuant to said UDC section, an affirmative vote of two-thirds (2/3) of the members of the whole Council is required for approval of the requested rezoning of the subject property from R-1 (One-Family Dwelling) to PD (Planned District) and approval of the proposed PD plan.

Discussion

The City Clerk has received a valid protest petition for Case # 201-2020. The submitted petition has been reviewed by Planning staff and found to comply with the provisions of Section 29-6.4(n)(1)(ii)(E) of the Unified Development Code. Because the protest petition has been determined to be valid and compliant with the provisions of the UDC, a two-thirds (2/3) supermajority of the members of Council (5 of 7) is required to approve the proposed rezoning of the subject property and the accompanying PD plan.

A spreadsheet of pertinent information regarding the land area of neighboring properties and a map of protesting properties is attached. Pursuant to the UDC, a valid protest petition must include verified signatures of the owners of 30% or more, either of the area (exclusive of right of way and alleys) included within such proposed change, or within an area determined by lines drawn parallel to and 185-feet distant from the boundaries of the area proposed to be changed.

Based upon staff's evaluation of the verified signatures and the area of those properties within the 185-foot boundary surrounding the subject site, it has been determined that the owners of 46% (3.05 acres) of the total 6.69 acre buffer area, exclusive of rights of way, are protesting the proposed action.

It should be noted that two parcels (2502 Northridge Drive and 3914 Cannon Court) were not included in the 46 percent because not all property owners associated with the parcel submitted verified signatures. Additionally, 3503 Woodside Drive and 3701 Wayside Drive were not included because they were located outside the 185-foot boundary, and 3701 Wayside Drive did not have verified signatures of all property owners.

The protest petition, protest petition spreadsheet, and protest petition map are attached for review.



Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/4/21	Introduction of Rezoning, Statement of Intent, and PD Plan (B5-21)

Suggested Council Action

Accept as valid the protest petition as received by the City Clerk.