



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2022

Re: 1826 Timber Creek Drive - Zoning Map Amendment (Case # 265-2022)

Executive Summary

Approval will rezone property addressed as 1826 Timber Creek Drive from PD to R-MF, to facilitate expansion of the Columbia Independent School.

Discussion

A request by Crockett Engineering Consultants (agent), on behalf of Columbia Independent School (owner), seeking to rezone a 2.48-acre parcel from PD (Planned Development) to R-MF (Multi-family Dwelling). A concurrent replat (Case # 286-2022) seeks to combine the subject site and the improved school property (to the east) into a single parcel. This platting action is tentatively scheduled for Council's consideration on November 21, 2022 agenda. The subject tract is currently unimproved and located southwest of the intersection of Timber Creek Drive and Stadium Boulevard.

In 2004, the subject property and surrounding residential properties were rezoned as part of a 37.25-acre R-3 PUD (Planned Unit Development, now PD). The R-3 PUD statement of intent permitted improvement of the acreage with 244 attached townhouse dwelling units over 9 development parcels (i.e. clustered "pods"). Approximately six of the nine parcels have been developed. The subject site was approved for 26 townhomes via the attached PUD plan. At this time, the applicant has acquired the subject site and desires to expand the Columbia Independent School campus onto the property. Such future action requires either a rezoning or major amendment to the PD Plan.

The subject site is shown as being located in the future land use category designated 'Neighborhood' in the *Columbia Imagined* Comprehensive Plan. The requested rezoning is consistent with this future land use designation and the uses currently permitted on the site. Further zoning analysis is contained within the attached staff report to the Planning and Zoning Commission.

This property is presently within the Urban Service Area as presented in the *Columbia Imagined* Comprehensive Plan. Costs for utility extension/expansion would be the responsibility of the developer.

The Planning and Zoning Commission considered this request at their October 6, 2022 meeting. Staff presented its report. The applicant discussed development of the property and noted that the proposed rezoning would trigger the site to be developed in accordance with current stormwater regulations. No member of the public spoke during the



public hearing. There was no additional Commission discussion and a motion was made to approve the rezoning that passed (9-0).

The Planning Commission staff report, locator maps, surrounding zoning graphic, Timber Creek PUD (2004), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/1/04	Approved the Final Plat of Timber Creek, Plat No. 1 (Ord. 18069)
1/5/04	Approved the Planned Unit Development Site Plan of Timber Creek & Statement of Intent (Ord. 17951)

Suggested Council Action

Approve the requested rezoning from PD to R-MF as recommended by the Planning and Zoning Commission.