

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 6, 2025**

SUMMARY

A request by A Civil Group (agent), on behalf of Adam Kopriva (owner), for approval to permanently rezone 5.05 acres of property from County R-S (Single Family Residential) to the City R-2 (Two-Family Dwelling) upon annexation into the city. Concurrent with this application is a proposed preliminary plat (Case # 87-2025) that seeks to divide the acreage into a 32-lot “cottage” development, subject to Board of Adjustment approval allowing the use R-2 “optional dimensional standards”. Assignment of permanent zoning and annexation are required in advance of any Board of Adjustment action and approval of the concurrent preliminary plat. The subject site is located about 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane, and includes the address 4100 N Wyatt Lane.

DISCUSSION

The applicants are requesting approval to assign R-2 zoning to a 5.05-acre site located at 4100 N Wyatt Lane subject to its annexation into the City’s corporate limits. The subject property is presently zoned County R-S and is adjacent to County R-S to the north and west, and City R-1 (One-Family Dwelling) to the east and south that has been subdivided and developed. The western edge of the site abuts North Wyatt Lane.

A concurrent request for approval of 32-lot preliminary subdivision of the site is being processed as Case # 87-2025. This preliminary plat intends to utilize “cottage” optional dimensional standards subject to Board of Adjustment approval which are only permitted presently within the R-2 zoning district. The proposed preliminary plat has been submitted to illustrate the applicant’s future development intent of the site. Given approval to use “cottage” dimensional standards requires R-2 zoning, approval of the preliminary plat would be subject to City Council first approving the permanent zoning and corresponding annexation requests and then Board of Adjustment approval of the “cottage” dimensional standards. The proposed preliminary plat would only be introduced to City Council following Board of Adjustment action.

Surrounding land uses are consistent with their provided zoning districts. The land to the west and the north remains in the county, and mostly consists of large lot, single family homes, or vacant parcels. Two lots north of this site is a manufactured home subdivision with 20 units. The Deer Ridge Subdivision borders the site to the south and east, is within the city’s corporate limits, and was platted in 2000, 5 years after its annexation in 1995.

The requested zoning district is considered consistent with the “Neighborhood District” designation for the property as shown on the Future Land Use Map (FLUM) within Columbia Imagined. The neighborhood district intends to accommodate a broad mix of residential uses and also a limited number of nonresidential uses that provide services to the neighborhood residents. The Future Land Use Map designation does not distinguish between intended levels of development intensity or density, but rather is reflective of the land use “category” that is consistent with the existing use of the property or identified as being consistent with future development based on available infrastructure and compliance with other regulatory criteria.

The proposed R-2 zoning and future authorization to use cottage development standards would be considered consistent with the existing use on site of a single-family home. While the R-2 district may permit increased residential density compared to the neighboring R-S and R-1 developments, its impacts are believed to be limited given the site will have all vehicular access from Wyatt Lane and

not through any adjacent development. Furthermore, zoning to the R-2 district will provide the opportunity to introduce an alternative to traditional R-1 single-family lots in this location which furthers housing diversity goals and objectives of the City's Comprehensive Plan.

Wyatt Lane is classified on the CATSO Major Roadway Plan (MRP) as a major collector. As such, the potential for greater-than-usual levels of traffic resulting from the increased density of R-2 zoning is not anticipated to exacerbate any level of service issues on the street presently. Private residential driveways would be permitted from Wyatt Lane and the design of the proposed subdivision includes IFC compliant turnarounds at the terminus of proposed streets from which residential lots may obtain access. Furthermore, given the proposed preliminary plat illustrates a "cottage" lot development, the style of housing (single family, detached, with no ADU permitted) would be consistent with surrounding dwellings, although smaller in scale and on smaller lots.

The site lies within the City's Urban Service Area. Sewer, water, and fire will be provided by the city and electric will continue to be provided by Boone Electric Cooperative. Adequate easements are being proposed to provide connections for utilities to all lots. There were no expressed concerns with respect to available infrastructure capacity necessary to serve the increased R-2 density.

While the proposed preliminary plat and authorization to use the "cottage" optional dimensional standards require approvals beyond this permanent zoning request, should such approvals not be granted staff believes the requested R-2 zoning is appropriate for the site and consistent with the goals and objectives outlined in Columbia Imagined. If the site were developed with two-family dwellings rather than the desired "cottage" single family dwellings, a similar unit yield would be found as two-family dwellings require twice the width of an R-2 cottage lot as well as a larger minimum lot area. The R-2 zoning while different from surrounding land uses is believed to be compatible given the subject acreage is located along a major collector road and, again, appropriate when considering the goals and objectives of Columbia Imagined.

RECOMMENDATION

Approve the request to permanently zone the subject 5.05-acre site to the R-2 (Two-Family Dwelling) subject to annexation into the city.

ATTACHMENTS

- Locator Maps
- Zoning Graphic
- Proposed Preliminary Plat
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	5.05 acres
Topography	Sloping gradually down to southwest
Vegetation/Landscaping	Mostly cleared, lagoon to be removed, storm water detention pond to remain
Watershed/Drainage	Hinkson Creek/Nelson Creek
Existing structures	2 structures presently exist on the site. Primary dwelling to remain, barn/shed to be removed upon preliminary plat approval.

HISTORY

Annexation date	Pending annexation
Zoning District	Boone County R-S (Single Family Residential)
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Not legal lot – Survey 982-890

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia Station 5
Electric	Boone Electric

ACCESS

North Wyatt Lane	
Location	Western edge of site
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Not present on site boundary, to be installed

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 185-feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via property owner letter on February 17th of the pending action. An ad was placed in the Tribune on February 18th advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Deer Ridge
Correspondence received	Emails from residents – attached

Report prepared by David Kunz

Report Approved by Patrick Zenner