

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 7, 2021**

SUMMARY

A request by A Civil Group (agent), on behalf of McNary Properties, LLC (owner), to rezone 5.92-acres from PD (Planned District) to R-1 (One-Family Residential). The subject property is located at southeast terminus of Scarborough Drive and is presently undeveloped. The applicant is seeking to develop the subject acreage into 7 single-family lots. **(Case 21-2021)**

DISCUSSION

A Civil Group (agent), on behalf of McNary Properties, LLC (owner), is seeking approval of a rezoning of 5.92 acres located at the east end of Scarborough Drive, from PD (Planned District) to R-1 (One-Family Residential). The purpose for the rezoning is to remove the subject acreage from the existing Cambridge Place PUD to facilitate development of the property with more traditional single-family detached homes. A concurrent request for approval of a preliminary plat (Case #38-2021) shows the subject acreage being developed with 7 single-family lots and a tree preservation lot off a single T-shaped turnaround.

The existing Cambridge Place PUD plan was approved in 1988 and amended in 1999, 2000, 2001, 2004, and 2005. The 2005 PD plan is attached and depicts the overall development acreage with a mixture of single-family attached and detached structures. The acreage sought to be rezoned is located along the southern edge of the plan area and depicts a total of 29 units that were proposed to be located off of two cul-de-sacs and a loop street.

The property is generally located at the southeast terminus of Scarborough Drive. North of the subject property lies the remainder of the Cambridge Place development, which is zoned PD. To the south is the Forest Park South development, which is zoned R-1 and is fully built-out. East of the subject site lies another planned district, Bearfield Meadows, developed with single family detached homes. The undeveloped property immediately to the west of the subject site lies in the county and is zoned A-2 (Urban Agriculture).

Overall, staff believes the rezoning is appropriate. Housing types employed by the approved Cambridge Place PUD are currently not permitted in the R-1 zoning district, and the proposed preliminary plat would decrease the density entitlement on the subject site from roughly 5 units per acre to 1.16 units per acre. As such, the request would constitute a downzoning of the property.

RECOMMENDATION

Approval of the requested rezoning from PD to R1.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Approved PD Plan (2005)

SITE CHARACTERISTICS

Area (acres)	5.92 acres
Topography	Generally sloping to NW
Vegetation/Landscaping	Wooded
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Vacant

HISTORY

Annexation date	1998
Zoning District	PD
Land Use Plan designation	Residential
Previous Subdivision/Legal Lot Status	Not a legal lot.

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

Scarborough Drive	
Location	North side of site
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Existing, required along extension

PARKS & RECREATION

Neighborhood Parks	Rock Quarry Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 November 25, 2020, and a follow-up letter on December 14, 2020 due to an address database error. 72 property owner letters were sent in total.

Public information meeting recap	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	Cambridge Place HOA, Forest Park South HOA, Village at Bearfield HOA, Bearfield Meadows HOA, Grindstone/Rock Quarry NA, and Bearfield Meadows NA
Correspondence received	None at the time of this report.

Report prepared by Rusty Palmer

Approved by Patrick Zenner