

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 24, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Old Hawthorne Golf, LLC (owner), seeking approval to rezone 33.96 acres from PD (Planned Development) and R-1 (Single-family Dwelling) to O (Open Space) district. The purpose of the request is to place the existing site improvements (i.e. the Old Hawthorne Golf Course Club House and Driving Range) within a single common zoning district. The existing uses are classified as 'outdoor recreation and entertainment uses' which are only permitted within the O district pursuant to approval of a conditional use permit (CUP). A concurrent request (Case # 221-2023) has been submitted seeking approval of the required CUP. The subject site is located at 6221 E. Broadway.

DISCUSSION

The applicants currently operate a clubhouse and driving range facility on their split-zoned parcel. The clubhouse and community amenities sit within the PD portion of the parcel. Modifications to the property have required a number of PD plan amendments in recent years, leading the applicants to consider an open zoning designation. The applicants have also added improvements to their existing driving range in support of their agreement with the University of Missouri for utilization of their golf training facilities.

Currently, the golf course, and its ancillary uses are considered a legal nonconformity, due to the current R-1 zoning of the bulk of the property. In order to legitimize the uses on the property and to avoid the PD plan amendment process in the future, the applicants are pursuing a rezoning of the clubhouse and driving range portion of their property to the O (Open Space) district. In order to fully-legitimize their business operations, the applicants are also pursuing a conditional use permit for the existing outdoor recreation and entertainment use, which is a requirement in the O district due to the property being held in private ownership. The request is not inclusive of the golf course itself, which is expected to remain in the R-1 district as a legal nonconformity.

Conclusion

The rezoning request is unique in that the golf course and its ancillary uses are included in the larger planned Old Hawthorne development. Given that the uses are not proposed to change, adverse impacts are not anticipated as a result of the proposed rezoning. The clubhouse site has been extensively improved and potential future modifications are expected to be minor; therefore, development plan approval oversight is viewed as unnecessary. The associated CUP request is contingent on the approval of this rezoning.

RECOMMENDATION

Approval of the requested rezoning to the O district.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps

SITE CHARACTERISTICS

Area (acres)	33.95
Topography	Slopes gently to the south
Vegetation/Landscaping	Turf and landscaping
Watershed/Drainage	Hinkson Creek
Existing structures	Clubhouse, driving range facilities (including indoor putting facility)

HISTORY

Annexation date	2005
Zoning District	PD (Planned Development) and R-1 (One-Family)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 1, The Clubhouse at Old Hawthorne, Plat 1

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Broadway (Route WW)	
Location	Along the south side of property
Major Roadway Plan	Minor Arterial (MoDOT-maintained) no ROW required
CIP projects	N/A
Sidewalk	None

Old Hawthorne Drive West	
Location	Along the southwest corner of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	None adjacent to site
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	None adjacent to site

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 on July 26th, 2023, and property owner letters were distributed on August 4th, 2023. 49 neighboring property owners received the notification.

Report prepared by Rusty Palmer

Approved by Patrick Zenner