

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 8, 2022**

SUMMARY

A request by Crockett Engineering (agent), on behalf of SBSR Properties, LLC (Owner) to rezone their 0.14-acre property located at 704 N. William St. The applicant requests a downzoning of the property from R-MF (Multi-Family Dwelling) to R-2 (Two-Family Dwelling). **(Case # 21-2023)**

DISCUSSION

The applicant is seeking to downzone 0.14 acres of vacant property, located on the east side of N. William Street, from R-MF (Multi-Family Dwelling) to R-2 (Two-Family Dwelling). The purpose of the request is to allow the lot to be considered a “legal lot” per the definition of Section 29-1.11 of the UDC. Provided such request is approved, the applicant intends to redevelop the lot with a single-family home without the necessity of preparing a subdivision plat.

Currently, the lot is vacant and given its R-MF zoning it does not meet the definition of a “legal lot” since the lot does not appear on a **plat recorded** with the county recorder of deeds. The subject site has been legally described; however, this description, given the definition of “legal lot” and its R-MF zoning is still insufficient for the lot to qualify as being considered legal. Conferring “legal lot” status to the existing R-MF lot would only be possible if the lot was formally platted. Such an action would reduce the buildable area upon the lot given required easement and right of way dedications and result in additional expenses to the applicant for no greater gain in development intensity. Given the lot is only 6,098 square feet it cannot be redeveloped with anything more than a single-family home regardless if it is zoned R-2 or replatted as R-MF.

If rezoned to R-2, the buildable area would be increased on the lot given side yard setbacks will be reduced from 10-feet to 6-feet. The front and rear setbacks as well as the height of a future structure remain unchanged if rezoned from R-MF to R-2. In light of the development limitations imposed on the property given its size, the opportunity for greater buildable area, the more direct path to “legal lot” status, and following consultation with City staff, the applicant has chosen to downzone the property to R-2.

Downzoning actions have the potential for both positive and negative impacts on residential neighborhoods and the built environment. Downzoning a property permits preservation of affordable single-family homes in neighborhoods and offers protections against multi-family redevelopment where existing stormwater or sewer infrastructure may be at capacity. However; on the other hand, by reducing the potential for additional units where investment has been made in infrastructure, it is possible that reduced infill development densities may be too low to support transit services within walkable areas and meet other affordable housing objectives.

Facilitating development of this parcel via its downzoning would coincide with the Comprehensive Plan’s Land Use and Growth Management policies to prioritize infill development by making a small lot developable. Without the reduced setbacks afforded by the rezoning, new home construction would be hampered. The action of downzoning will not impact or trigger any new zoning requirements upon neighboring properties until either a non-conforming use is discontinued or redevelopment of those

sites are proposed. Any redevelopment of this or the adjacent lots will be subject to the buffering and neighborhood protection standards of the UDC.

Conclusion

Staff finds that rezoning the subject parcel R-2 would facilitate development that is contextually consistent with of the existing land use pattern of the surrounding neighborhood, promote infill development by bestowing legal lot status on an otherwise non-conforming lot, and is unlikely to have any significant impact on density or the availability of housing.

RECOMMENDATION

Approval of the requested rezoning to R-2.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	0.14
Topography	Slopes gently to the south
Vegetation/Landscaping	Turf
Watershed/Drainage	Perche Creek, Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1906
Zoning District	R-MF (Multi-Family Residential)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Not a legal lot. Part of Lot 15 (N 1/2 of Tract 1 Survey 7395) Stephens First Addition (1867)

UTILITIES & SERVICES

All service provided by the City of Columbia.

ACCESS

William Street	
Location	Along the west side of property
Major Roadway Plan	Neighborhood Collector; No additional right-of-way required.
CIP projects	None
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Stephens Lake Park, Lions-Stephens Park, Field Park
Trails Plan	Hinkson Creek Trail Connector, Colt Railroad Trail
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 November 22, 2022, and property owner letters were distributed to 23 neighboring property owners and two neighborhood associations.

Report prepared by Rusty Palmer

Approved by Patrick Zenner