



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 2, 2025

Re: 3310 Oakland Gravel Road – Rezoning (Case # 167-2025)

## Executive Summary

Approval of this request would result in the rezoning of 5.09 acres, from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling). The subject site is located at 3310 Oakland Gravel Road, just south of Blue Ridge Road and is currently occupied by one single-family home and two accessory structures. This request was reviewed concurrently with a preliminary plat (Case # 66-2025) showing future improvement of the site with 22 single-family lots using “cottage” optional dimensional standards and 1 common lot. The preliminary plat will be submitted for Council approval following Board of Adjustment action on use of the “cottage” optional cottage dimensional standards.

## Discussion

A Civil Group (agent), on behalf of Mendez Properties LLC (owner), is seeking approval to rezone a 5.09-acre parcel from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling) to facilitate future development of the acreage with a 23-lot subdivision (Case # 166-2025) using the “cottage” optional development standards. In January 2023, a 16-lot preliminary plat, known as Carpenter’s Ridge, was approved. The plat contained 15 UDC-compliant R-1 lots averaging roughly 7,500 square feet and a single common lot; development, however, was not pursued and the property has since been transferred to a new owner.

Approval of the rezoning request is required prior to the Board of Adjustment being able to consider the applicant’s desire to use the “cottage” optional development standards. The “cottage” standards are only permissible in the R-2 zoning district. The proposed preliminary plat will be withheld from Council consideration until the Board of Adjustment action has been completed.

Staff believes that the requested R-2 zoning district and the use of “cottage” standards are consistent with the “Neighborhood District” designation for the property as shown on the Future Land Use Map (FLUM) within Columbia Imagined, as well as the existing land use context. The neighborhood district is intended to accommodate a broad mix of residential uses and also a limited number of nonresidential uses that provide services to local residents. The site will be accessed primarily from Oakland Gravel Road, with a secondary connection being provided by an existing stub of Glorietta Drive near the northeast corner of the subject site.

The adjacent land uses are exclusively single-family homes; however, more-intensive two-family and multi-family uses do exist northwest of the intersection of Blue Ridge Road and Oakland Gravel Road, approximately 500 feet north of the site. Both of these roads are classified as major collector roadways in the CATSO Major Roadway Plan, constituting a significant traffic node capable of supporting increased densities in the vicinity.



The proposed rezoning will provide the opportunity to introduce an alternative housing style on a parcel that is located in proximity to two significant transportation corridors, which furthers the housing diversity goals and objectives of the City’s Comprehensive Plan, and furthermore, would be supported by the goals and objectives outlined within the recent housing study completed by Boone County and the City of Columbia.

The Planning Commission considered this request at their May 8, 2025 meeting, where they were presented with two emails from neighboring property owners in opposition to the request citing concerns about the potential introduction of two-family homes on the subject site. Staff presented its report and the applicant’s representative presented an overview of the request.

During the public hearing, two additional members of the public spoke in opposition to the request citing similar concerns to the written comments and also about possible traffic impacts if the rezoning to R-2 were approved, but the applicant failed to secure approval to develop the property utilizing the cottage standards. After limited discussion by the Commission, a motion to approve the requested rezoning passed unanimously (8-0).

The Planning and Zoning Commission staff report, locator maps, rezoning exhibit, public correspondence, and meeting minute excerpts are attached for review.

### Fiscal Impact

Short-Term Impact: All costs associated with the extension of public infrastructure will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Mobility, Connectivity, and Accessibility

### Legislative History

Date	Action
01/17/2023	Approved: Carpenter's Ridge Preliminary Plat (Res. 8-23)

### Suggested Council Action

Approve the proposed rezoning from R-1 to R-2, as recommended by the Planning & Zoning Commission.