

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 6, 2022**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Columbia Independent School, Inc. (owner), for approval of a zoning map amendment from PD (Planned Development) to R-MF (Multi-family Dwelling). The subject site is located southwest of the intersection of Timber Creek Drive and Stadium Boulevard. **(Case #265-2022)**

DISCUSSION

The applicant is seeking to rezone approximately 2.48 acres of property from PD (Planned Development) to R-MF (Multi-family Dwelling). The applicant is also pursuing a replat to consolidate the subject site with the commonly owned 8.81-acre Columbia Independent School tract immediately to the east. The concurrent replat (Case # 286-2022) of these legal lots is tentatively scheduled for Council's consideration on their November 7 agenda. The subject tract is currently unimproved and located southwest of the intersection of Timber Creek Drive and Stadium Boulevard.

The property immediately east of the subject site is zoned M-N (Mixed-use Neighborhood) and is improved with the Columbia Independent School (CIS) campus. It was previously used as the Salton-Toastmaster administrative office until its closure in 2008. CIS purchased the property and repurposed the office building for a private school opening just a year later in 2009. The school's current enrollment nears ~400 students in K-12 equivalent grades. The private school is considered an 'Elementary or secondary school' in the Unified Development Code (UDC) and as such is permitted in all residential, mixed-use, and special purpose zoning districts defined in the UDC.

The subject property and surrounding properties fronting Timber Creek Drive have been the subject of numerous rezoning applications since their annexation in 1966, including denied requests for C-P (Planned Commercial) and M-R (Research and Development Parks) rezoning's in the late '80s and early '90s. Ultimately, the properties were rezoned to an R-3 (Medium Density Multiple-Family Dwelling) Planned United Development (PUD), titled "Brook Valley" in 1978. In 2004, that 37.25-acre PUD was rezoned to its current R-3 PUD zoning allowing 244 dwelling units with attached townhouse-type structures. Building clusters are permitted to range from three to eight attached townhouses.

Six of the nine PUD parcels have been built out since the rezoning in 2004, totaling 166 existing townhomes. These parcels contain clustered, attached townhouses as allowed by the 2004 Statement of Intent. The other three parcels located near the northern loop of Timber Creek Drive, including the subject site, remain undeveloped at this time. The subject site was planned for 26 townhomes on the existing PUD plan.

Properties along the southern loop are zoned PD (formerly C-P, Planned Commercial) and allow office and commercial land uses. They currently contain office uses. Property across Stadium Boulevard 400' to the east is zoned R-1 but is otherwise improved with Cosmo Park, Columbia's largest municipal park. It contains the Bear Creek Trailhead, several athletic fields, playgrounds, nature areas, and other park amenities.

The subject property is currently unimproved and does not have sidewalk along its street frontage. The property is lightly wooded and contains vegetation that has grown since the site's land disturbance in

2004. While the subject of this rezoning request is a legal lot, the applicant has proposed to replat this property by consolidating it with the CIS lot to the east. If developed, sidewalks would be required to be constructed along the subject site's street frontage thereby completing a sidewalk gap along Timber Creek Drive.

There is an ongoing CIP project (#217) that includes construction of a sidewalk to fill in sidewalk gaps along the west side of North Stadium Boulevard between the Interstate 70 overpass and the Break Time gas station. Improvements within this CIP project will include (1) a pedestrian crosswalk across Stadium north of Aaron Drive, (2) a sidewalk connection to the Cosmo Fitness trail, (3) a pedestrian crosswalk and sidewalk along the south side of Business Loop 70-W connecting to the crosswalk at the Stadium overpass of Interstate Highway 70, (4) a sidewalk to fill in the sidewalk gap at the northwest corner of the Rose Drive and Stadium, and (5) a sidewalk to fill in the sidewalk gap at the southwest corner of the Aaron Drive and Stadium. This project will improve pedestrian safety and walkability in the surrounding area. The project is currently in final design under MoDOT review.

Zoning

Changes in zoning are evaluated from several perspectives, including the surrounding zoning and land use mix, as described above, to how the zoning correlates with the City's Comprehensive Plan and its future land use designation. The Columbia Imagined Comprehensive Plan identifies this area as being within the land use category of "Neighborhood", which is a reflective of the surrounding residential uses and existing residential zoning. However, the school property immediately to the east of this property is zoned M-N and is identified as "Commercial" for future land use.

The "Neighborhood" district in Columbia Imagined is designed to accommodate a broad mix of residential uses and also support a limited number of nonresidential uses that provide services to neighborhood residents. The UDC defines several residential zoning districts so further analysis of the surrounding zoning and land use context is required.

The site is adjacent to M-N zoned property which is intended to provide commercial shopping and service facilities in or near a residential neighborhood. This zoning district is generally viewed by staff as complementary to R-MF zoning when examining transitions between "Commercial" and "Neighborhood" designations on the Future Land Use Map. This zoning mix may further implement the "Livable & Sustainable Communities" goals of Columbia Imagined by supporting "Mixed-use" and "Diverse and inclusive housing options".

Close proximity to major "Employment", "Commercial" areas in addition to parks and trails further supports the "Mobility, Connectivity, and Accessibility" goals of Columbia Imagined by encouraging interconnectivity between neighborhoods, commercial districts, and employment districts using non-motorized transportation. This is further emphasized by the ongoing CIP project creating a pedestrian crosswalk along Stadium and filling in sidewalk gaps in the area as detailed above.

The Timber Creek development is mostly built out with attached townhome clusters ranging from 3 to 8 dwelling units. One-family attached structures are currently permitted in clusters of 2 units in the R-2 zone and up to clusters of 6 units in the R-MF zone. While the residential development permitted by the 2004 rezoning and approved PUD plan would exceed the R-MF standards today, R-MF is the most comparable zoning designation to the 2004 R-3 zoning district.

The 2004 R-3 dimensional standards are equivalent to the proposed R-MF zoning; the height limitation is 25', the minimum lot size for a multi-family dwelling is 2500 sq ft, and the setbacks are the same.

However, the PUD contains reduced setbacks and lot area to facilitate townhome development that was not otherwise permitted by the zoning code at the time.

The requested rezoning will remove the PUD plan requirement encumbering the site and allow the site to be developed in accordance with current UDC provisions regarding R-MF zoning. In 2017, the UDC was adopted with bolstered screening, buffering, and preservation regulations in an effort to better integrate development into its existing surroundings without the need for a Planned Development.

The applicant intends to expand the CIS campus. Development of a school would generally not require Planned Development zoning and would be permitted in any zone. However, development containing more than 6 contiguous attached townhomes, such as the 2004 PUD plan, would still require a PD under the current UDC. The applicant does not intend to develop the property with residences and instead intends to develop the site within full compliance of the UDC. Given this information, PD zoning and associated site plan approval is not necessary.

CONCLUSION

The subject property has been zoned for multi-family residential development since 1978. The PD zoning is not necessary as the applicant intends to develop the site in conformance with the existing UDC. Given that the Columbia Imagined Future Land Use Map designates the subject site as a "Neighborhood" district and schools are permitted in all zones, the question becomes what residential zone is most appropriate.

The most comparable existing zoning to the previous R-3 zoning is the R-MF zoning district. The site is adjacent to clustered townhouse development, M-N property, the City's largest park, and is within ½ mile of large employment and commercial centers to the north and south. All of which are supporting factors for rezoning from R-3 PUD (2004) to the current R-MF zoning district.

Given all of the information and the facts inherent to this site, it is staff's finding that the requested rezoning of R-MF is appropriate at this time. It is believed to be comparable to the previous zoning, consistent with the surrounding land use mix, and is strongly aligned with the Comprehensive Plan.

RECOMMENDATION

Approval of the R-MF zoning map amendment.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Surrounding Zoning Graphic
- 3) Timber Creek PUD (2004)

SITE CHARACTERISTICS

Area (acres)	2.48 acres
Topography	Mild slopes, existing topography due to prior land disturbance
Vegetation/Landscaping	Lightly wooded, vegetation grown up since 2004
Watershed/Drainage	Harmony Creek
Existing structures	Unimproved

HISTORY

Annexation date	1966
Zoning District	R-3 PUD
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Timber Creek Plat 1, Lot 7

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Timber Creek Drive	
Location	North and West
Major Roadway Plan	Local Residential, 28' wide pavement
CIP projects	None
Sidewalk	Required upon redevelopment

Route E (Stadium Boulevard)	
Location	East
Major Roadway Plan	Major Arterial
CIP projects	CIP #217 North Stadium Blvd Sidewalk - I-70 - Primrose 00761
Sidewalk	Existing, some gaps

PARKS & RECREATION

Neighborhood Parks	Cosmo Park, E across Stadium Blvd ; Valleyview Park, ¼ mile N
Trails Plan	Bear Creek Trail, ½ NE; Proposed Harmony Creek Trail 1000' S
Bicycle/Pedestrian Plan	Stadium Blvd is a key roadway to bike/ped connectivity

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 September 2, 2022. 12 postcards were distributed.

Public Notification Responses	One, concerned if Section 8 housing were proposed.
Notified neighborhood association(s)	Valley View Gardens NA
Correspondence received	None