



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 15, 2025

Re: Lot 1 Rocky Creek Estates Plat 2 - Rezoning (Case #265-2025)

Executive Summary

Approval of this request will rezone 0.96-acres of property from PD (Planned Development) to R-1 (One-family Dwelling). The subject site is located approximately 220 feet northeast of the intersection of Forum Boulevard and Old Plank Road, and is presently unaddressed and undeveloped.

Discussion

A Civil Group (agent), on behalf of Kory & Kathleen McDonald (owners), is seeking approval to rezone 0.96-acres located 220 feet northeast of the intersection of Forum Boulevard and Old Plank Road from PD to R-1. The vacant subject property is adjacent to R-1 to the south, west, and north, and a mix of City R-1 zoning and County R-S (single-family, residential) to the north.

The site was annexed into City limits in 1995, assigned R-1 zoning upon annexation, and final platted in 2006 as Lot 1 of Rocky Creek Estates Plat 2. The site was rezoned to PUD 3.5 (Planned Unit Development, 3.5 dwelling units/acre) with an associated Development Plan in 2009 (Ord. 20399), but remains undeveloped. The Development Plan illustrated 3 single-family homes being developed on the site with direct driveway access provided off Forum. The approved Statement of Intent only allowed detached single-family homes as uses on the acreage.

The subject lot is considered a legal lot and would be eligible for a building permit without a development plan if this rezoning were approved. Without approving the rezoning, a new Development Plan would be needed prior to development given the development proposed is not consistent with the prior approved plan. Furthermore, given no further subdivision of the current acreage is sought, only one dwelling can be constructed on the lot if rezoned. An accessory dwelling unit would be permitted; however, to do so would require approval of a conditional use permit. If the site were to be further subdivided, density would be inherently restricted to likely nothing greater than that presently permitted due to lot dimension constraints, access limitations, and easement encumbrances.

Access to the site was previously considered with the approval of the PD zoning and development plan in 2009 and was limited to a single driveway connection to Forum Boulevard. While a private driveway connection to Forum Boulevard would typically not be permitted given the street's neighborhood collector classification, given the rezoning



reduces density on the site and the prior development plan approval the access is still considered acceptable.

The Planning & Zoning Commission considered this request at their August 21, 2025 meeting. Staff presented its report and the owner and applicant discussed their intent for the rezoning request. No member of the public spoke relating to this request. Following limited additional discussion, the Planning & Zoning Commission moved to approve the requested rezoning which passed unanimously with a vote of (8-0).

The Planning & Zoning Commission staff report, location maps, zoning graphic, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated.
Long-Term Impact: Limited. Future impacts may be greater solid waste collection and greater utilization of existing infrastructure. Such expenditures may or may not be off-set by user fees and increased tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Inclusive 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: Not Applicable

Legislative History

Date	Action
09/08/2009	Approved Rezoning to PUD 3.5, PUD plan (Ord. 20399)
10/17/2006	Subdivided Approval of Rocky Creek Estates Final Plat 2 (Ord. 19256)
4/13/1995	Annexed into City Limits, assigned R-1 permanent zoning (Ord. 14427)

Suggested Council Action

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