

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 9, 2024**

SUMMARY

A request by Crockett Engineering (agent), on behalf of LJ Land Company, LLC (owner), for approval to rezone 2.56 acres of property from R-1 (One-family Dwelling) to R-MF (Multiple-family Dwelling). The subject site is located at 5301 St. Charles Road. **(Case # 140-2024)**

DISCUSSION

The applicants are seeking approval to rezone their 2.56-acre parcel from R-1 (One-family Dwelling) to R-MF (Multiple-family Dwelling). The subject site is located north of St. Charles Road, immediately east of Talon Road. The subject parcel was previously improved as a legally non-conforming mobile home park with roughly 18 units, until it was removed within the last few years. The applicants now wish to prepare the property for redevelopment with multi-family units. Preliminary plans have not yet been prepared; however, the acreage could yield as many as 43 residential units based on the UDC lot size standard, which requires 2,500 square feet per unit.

Zoning on properties in the vicinity range from A (Agriculture) east and west of the subject parcel, to M-C (Mixed-use Corridor) to the north fronting on I-70 Drive Southeast. A small parcel at the southeast corner of the subject site is zoned M-N (Mixed-use Neighborhood), and the one and two-family development to the southwest, which includes Talon Road, is zoned PD (Planned District). A number of county commercial parcels lie to the east and southeast, which include both C-GP (Planned General Commercial) and C-G (General Commercial) zoning districts.

St. Charles Road is designated a major collector roadway by the CATSO Major Roadway Plan and provides access to the site. The site lies within close proximity to other comparable or more-intensive uses within both the City and County and is situated roughly 1/3-mile from I-70, and less than 500 feet from Grace Lane, where the future extension of Stadium Boulevard is anticipated to converge with St. Charles Road. The site is designated within the Commercial Areas land use classification in the East Area Plan (EAP) and as a Commercial District within Columbia Imagined. Given the mix of zoning in the region, and the implications of planned future roadways nearby, the site lies within an area in transition with a variety of land uses in proximity.

The goals and objectives of Columbia Imagined support diversity in housing options and integration of similar uses in infill environments, especially at significant transportation nodes along traffic corridors. The subject parcel lies with the Hominy Branch Watershed study area of the EAP, which is characterized in the study as having ample access to major roadways, but limited in terms of future development due to a lack of roadway networks internal to the watershed area. The EAP warns to avoid heavy commercial uses in the watershed area due to this lack of adequate access for traffic producers. Instead the EAP recommends that, "...available development land should not be minimized to lower density development patterns," since the site is appropriately sited near downtown and to employment centers. The study also notes that utility infrastructure is plentiful and capable of serving higher densities.

Staff believes the proposed R-MF zoning to be consistent with the goals and objectives of the comprehensive plan, which would support the integration of multiple housing types in an existing residential neighborhood, and seeks to reduce barriers to infill development. Staff believes the UDC

provides protections that limit the potential impacts that R-MF zoning may create upon the adjoining land uses.

RECOMMENDATION

Approval of the requested rezoning to the R-MF district.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	2.56 acres
Topography	Generally sloping to the north, high point near southwest corner
Vegetation/Landscaping	Cleared, sparse trees
Watershed/Drainage	Hominy Branch
Existing structures	Overhead power lines bisect site from north to south

HISTORY

Annexation date	2006
Zoning District	R-1 (One-Family)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Surveyed tracts, subdivision required

UTILITIES & SERVICES

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

ACCESS

St. Charles Road	
Location	Southern parcel boundary
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Required upon platting

PARKS & RECREATION

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

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 via public information postcards on April 11th, 2024 of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on April 23rd, 2024 advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Eastland Hills
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner