



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 21, 2023

Re: 1990 W. Southampton Drive - Rezoning (Case #193-2023)

## Executive Summary

Approval of this request will rezone 8.21 acres of property, located southeast of the intersection of Southampton Drive and Sinclair Road, from PD (Planned Development) to R-MF (Multi-Family Residential).

## Discussion

A Civil Group (agent), on behalf of Columbia II, LLC (owners), seeks approval to rezone 8.21 acres, located at 1990 W. Southampton Drive, from PD to R-MF. The subject property is located on the southeast corner of Southampton Drive and Sinclair Road. The existing PD (formerly O-P) zoning was initially established in 2014, which permitted all R-3 uses as well as residential care facilities. A major plan revision followed in 2016 to modify the site design. Prior to the 2014 rezoning, the property had been the subject of a number of zoning actions, with permitted uses primarily centered on multi-family development and ranging from PUD-8, at the time of annexation in 1999, to PUD-10.5 (2012).

The site is currently improved in conformance to the approved OP Plan (now PD plan) that showed the development of 12 building which is now defined as a continuing care retirement facility (CCRC). The applicants are seeking to rezone out of the PD district and into open R-MF zoning to remove the development plan approval requirement for future modifications to their property. Future changes are anticipated to be minor in scale and the current PD designation is seen as an unnecessary encumbrance.

In 2014, at the time the subject site was rezoned, residential care facilities were only permitted in the O-1 zoning district. Changes to the zoning code made between 2014 and 2017 refined the distinction between a residential care facility and a CCRC. As a result of these refinements, a residential care facility was determined to be akin to a "medical" use whereas a CCRC was considered more similar to a mixed-use multi-family development. The use presently occupying the site is licensed as a CCRC and is consistent with many of the characteristics of how that use is defined in the UDC. The use is not viewed as a residential care facility. CCRC's are a permitted use within the R-MF district whereas as a residential care facility is a conditional use.

As a permitted use in the R-MF district, a CCRC is subject to conformance with the use-specific standards found in Section 29-3.3(f) of the UDC. These standards require that site improvements be master planned and constructed as a unified development, under one ownership. Such development must conform to the height and area requirements of the R-MF district and be buffered from adjacent properties with a 25-foot perimeter setback on all



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property boundaries. Based on the prior OP (now PD) plan approval, improvements on the property do, in fact, comply with these standards.

Staff considers the requested R-MF zoning to be equivalent in land use intensity to the existing planned district. In considering the request, staff finds that CCRCs are consistent with the comprehensive plan's "Neighborhood District" designation and that removal of the PD designation will not create adverse impacts given the loss of development plan approval oversight. While rezoning to R-MF may allow redevelopment of the site with expanded uses shown within the 'Public and Institutional Uses' category of the Permitted Use Table, this expansion is not seen as incompatible with the surround land use pattern, but rather affords options for possible redevelopment of the site with complimentary uses.

The Planning & Zoning Commission considered this request at their July 20, 2023 meeting. Staff presented their report, and the applicant's representative gave an overview of the request. After limited discussion, the Planning Commission voted unanimously (7-0) to approve the requested rezoning from PD to R-MF.

The Planning & Zoning Commission staff report, a rezoning exhibit, meeting minutes, and locator maps are attached for consideration.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the applicant.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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## Legislative History

Date	Action
8/5/14	Approved O-P Plan for Americare at Heritage Village. (Ord. 22149)
8/5/14	Approved rezoning PUD-10.5 to O-P. (Ord. 22148)
9/17/12	Approved rezoning from R-1 and PUD-8 to R-1 and PUD-10.5. (Ord. 21434)
4/15/99	Approved annexation and permanent zoning. (Ord. 15939)

## Suggested Council Action

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