

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 23, 2026**

SUMMARY

A request by Crockett Engineering (agent), on behalf of AEGIS Investment Group II, LLC (owner), for approval to rezone 6.4 acres of land from the A (Agricultural) and PD (Planned Development) zoning districts to the R-MF (Multi-family Dwelling) district. The subject site is located at 3000 N. Providence Road.

DISCUSSION

The applicants are seeking approval to rezone 6.4 acres of land to the R-MF zoning district to facilitate development of the subject parcel with a multi-family use. The majority of the subject acreage was rezoned from A-1 (Agriculture) to O-P in 2005. The 2005 approved O-P statement of intent allowed all R-3 (Multi-family Dwelling) uses and a host of other office uses. The O-P zoning migrated into the PD district with the approval of the UDC, which simplified all planned districts into a single category. A small portion of the site is still zoned A along the west side of the subject site, which is also included in the rezoning request.

The 2005 rezoning included the larger parcel directly to the east, across Providence Road, which was divided into two separate zoning districts. Both parcels were designated C-P (Planned Commercial), with slightly more intensive uses to the east side along Range Line Street, and less intensive commercial uses on the west side, akin to the current M-C and M-N (Mixed-use Corridor and Neighborhood) zoning districts, respectively. Other contextual zoning is varied. The land located northeast of the intersection of Blue Ridge Road and Range Line Street is zoned I-G (General Industrial). North of Blue Ridge Road exists a mix of zoning including A, R-2, and R-2. West of the subject site lies another multi-family planned district, and the undeveloped parcel to the south is zoned A.

The requested R-MF zoning is somewhat inconsistent with the Columbia Imagined Future Land Use Map designation of "Employment District"; however, is believed to be appropriate based on the existing land use context to the west, and given the subject tract has remained underutilized since the original O-P zoning approval over twenty years ago. The primary basis for the Comprehensive Plan's Employment District designation was due to the O-P zoning that existed on the property at that time.

The proposed R-MF zoning is considered appropriate given the location of the subject property at the intersection of two major roadways. Multi-family uses are somewhat transitional in nature, when considering the broader zoning context, which includes a variety of zoning classifications from I-G to A.

RECOMMENDATION

Approve the proposed permanent R-MF zoning, pursuant to minor technical corrections to allow for final approval of the property legal description.

ATTACHMENTS

1. Locator Maps
2. Zoning Exhibit

HISTORY

Annexation date	N/A
Zoning District	A (Agriculture) & R-MF (Multi-family Dwelling)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Lot 1, Hunter's Landing & survey tract

SITE CHARACTERISTICS

Area (acres)	6.40 acres
Topography	Site slopes generally to the west, drainage channel near center of parcel
Vegetation/Landscaping	Turf, with wooded area at SW corner of parcel
Watershed/Drainage	Bear Creek
Existing structures	None

UTILITIES & SERVICES

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

ACCESS

Providence Road

Location	Eastern parcel boundary
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	To be installed upon final platting

Blue Ridge Road

Location	Northern parcel boundary
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	To be installed upon final platting

PARKS & RECREATION

Neighborhood Parks	Boxer Park, Parkade Park, Garth Nature Area, Proctor Park
Trails Plan	Bear Creek Trail
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

Public Notification Responses	None
Notified neighborhood association(s)	Hunter's Gate, Vanderveen Crossing, Parkade
Correspondence received	None

24 "public hearing" letters were mailed to property owners and tenants within 185-feet of the subject property. One letter was provided to the Council Ward 2 representative. Three neighborhood or homeowner's associations were notified within 1000 feet of the subject parcel. All "public hearing" letters were distributed, and the public hearing ad for this matter was placed in the Tribune on July 7, 2026.

Report prepared by: Rusty Palmer **Approved by:** Patrick Zenner