

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 7, 2024**

SUMMARY

A request by A Civil Group (agent), on behalf of Dan and Audrey Barraco (owners), seeking approval to rezone 4.82 acres from the R-1 (One-Family Dwelling) district to the R-MF (Multiple-Family Dwelling) district. The subject property is addressed as 4414 Smith Drive and is directly south of the intersection of Dayspring Drive and Smith Drive.

DISCUSSION

The applicants are requesting approval to rezone a 4.82-acre site located at 4414 Smith Drive from R-1 (Single-Family Dwelling) to R-MF (Multiple-Family Dwelling). The subject site is surrounded by M-C (Mixed-use Corridor) and M-N (Mixed-use Neighborhood) zoning to the east, R-1 zoning to the south and west, and M-C/R-MF zoning districts north of Smith Drive.

Requests for zoning map amendments are evaluated from several perspectives, including the history of zoning on the parcel, the surrounding zoning and land use mix, and how the requested zoning correlates with the Comprehensive Plan and its future land use designation. The Comprehensive Plan identifies the subject parcel as being within the “Neighborhood District” land use category, which is reflective of the current R-1 zoning.

The requested R-MF zoning is considered consistent with the “Neighborhood District” designation for the property as shown on the Future Land Use Map within Columbia Imagined. The neighborhood district is intended to accommodate a broad mix of residential uses, and supporting, small-scale commercial uses. The R-MF district permits all residential uses ranging from one- and two-family dwellings to multi-family apartments and condominiums and fraternity and sorority houses as well as many institutional uses.

As mentioned above, there is a mix of zoning surrounding this site, particularly to the east and north. These parcels were previously part of Planned Development Districts, called Westbury Village, and contained a mix of designations between PUD, O-P, and C-P. The PUD plan was approved in December of 2000, and the O-P and C-P plans were approved in April of 2001; however, were never developed. In early 2019, these lots were rezoned to the “open” zoning districts of R-MF, M-N and M-C, as a means of increasing the flexibility of development on the site. A preliminary plat was approved concurrent with the rezoning request and a final plat was approved in May of 2019.

There are three parcels abutting the eastern edge of the subject site, of which two are zoned M-N and one is zoned M-C. The M-C zoned parcel abuts the southwest corner of the intersection of Smith Drive and Scott Boulevard and the M-N zoned parcels are stacked south of that. These lots are heavily encumbered by a type II stream buffer & conservation easement providing a transitional buffer to the residential lots on the western edge of these three parcels. The preliminary plat for these lots also included a development agreement which contained relevant off-site street network improvements on Smith Drive as well as turn lanes on Scott Boulevard from Faurot Drive and Smith Drive. It is important to note, the commercial lots within Westbury Village are bounded by streets on all sides.

The requested rezoning to R-MF would also be consistent with desirable nodal development patterns. It would lie entirely within a marketplace **service area**, with the “marketplace” node being the M-C zoned properties northwest of the intersection of Smith Drive and Scott Boulevard. The designation of this node as “marketplace” was contemplated during the rezoning of the parcels to the north and east of the site in 2019.

The nodal designation appears to remain appropriate today, as the “marketplace” has controlled access onto arterial streets, an internal street network which creates a boundary between the residential and the marketplace uses, and the amount of leasable area for commercial purposes is within the recommended range of 30,000 to 100,000 SFT (~75,000 SFT is presently developed). A marketplace service area encompasses a ½-mile radius. As noted, the R-MF district permits all residential use types which is considered consistent zoning for the service area of this node and may act as a transition zone in terms of intensity of use from the marketplace node leading into the R-1 zoned subdivisions further to the west and south.

While the rezoning the subject site is viewed as consistent with the Comprehensive Plan’s land use and nodal designation, when compared to the land use pattern south of Smith Drive which consists of almost entirely R-1 subdivisions, it may be viewed as inconsistent. Rezoning the subject site to R-MF would permit increased densities as well as introduce many new residential housing types in comparison to the existing development patterns.

The maximum development density permitted within the R-MF district for multi-family uses is 17.4 units/acre. Given this permitted density, theoretically the subject site could be improved with a maximum of 84 dwelling units (~209,960 SFT site area divided by 2,500 SFT per dwelling unit). This number of units does not consider buffering, setbacks, or parking requirements which would likely reduce actual development density and dwelling unit yields. For comparison purposes, Westbury Flats the existing multi-family development within the Westbury Subdivision north of Faurot Drive abutting the Kings Grant Subdivision and Scott Boulevard is built on a similarly-sized lot (~185,000 SFT) and could have contained a total of 74 units, but was only developed with 60 units given other regulatory requirements which resulted in a development density of 14 units per acre.

While development of the site would permit an increase in development density not consistent with other adjoining residential R-1 subdivisions, it is unlikely that traffic from such a future development would interfere with/affect existing traffic on the residential streets in those subdivisions given the subject site is only accessible from Smith Drive. Smith Drive is classified as a neighborhood collector street and is intended to accommodate the potential development density that would be permitted on the subject site. For context, the table below illustrates trip generation rates for various residential uses and shows that multi-family residential uses actually generate less traffic than a traditional R-1 subdivision.

New Uses	Use Specific Standard Trips Generated (per day per dwelling unit)	
Dwelling, One-family, detached	(a)	9.52/unit
Dwelling, One-family Attached/Two-family	(b)	5.81/unit
Dwelling, Multi-family	(d)	6.65/unit

Furthermore, should the subject site be rezoned and prior to development, an assessment of the traffic impacts that proposed development of the site may generate will be conducted. It is anticipated that a traffic impact study (TIS) will be required to identify potential on/off-site transportation improvements necessary to mitigate the impacts that development of the site will have on the surrounding transportation network. A TIS is triggered if proposed development of the site exceeds 100 trips in the peak hour.

While rezoning of the subject site may create the incompatibilities noted above, such action could also result in the subject site becoming a transitional buffer between the more intense M-C and M-N uses to the north and east and the R-1 subdivisions to the south and west. There is also an existing natural buffer provided by Goodin Branch to the east of the site which further separates commercial uses from residential uses. As the bulk of the lots surrounding this site are already developed (or have a more

intense zoning classification), staff has minimal concerns with the potential for zoning creep westward along the Smith Drive corridor.

While the amount of land with multifamily residential uses available by-right is low south of Smith Drive, this site is certainly in proximity to a neighborhood marketplace and the node created by its location at Scott Boulevard and Smith Drive. Neighborhood marketplace nodes, per Columbia Imagined, are locations where increased residential density is encouraged. Staff believes the requested R-MF zoning best addresses the infill density goals of the Comprehensive Plan and promotes walkability nearby marketplace nodes within the neighborhood district designation. There is presently a striped ADA crosswalk with a pedestrian refuge island by Dayspring Drive that may facilitate pedestrian movement to the marketplace node from this site. Also, recent installation of speed tables west of the crosswalk help to calm eastbound traffic along Smith Drive furthering the opportunity to have safe passage between the site and the marketplace node.

Although the subject site has not been final platted, as it is an R-1 lot described by metes and bounds legal description within a recorded instrument prior to annexation, it is considered to have legal lot status. If rezoned to R-MF, no new platting action would be required to obtain a building permit; however, necessary infrastructure improvements would need to be made before a certificate of occupancy could be issued for any new structure.

Attached to this report are locator maps and a zoning graphic. No public correspondence was received as of preparing this report. It is worth noting that the previous rezoning request associated with this same property, Case # 183-2024 (R-1 to M-OF), received significant public correspondence in opposition to the request.

CONCLUSION

The R-MF zoning district is believed an appropriate zoning designation for this site. The potential for increased residential development densities promote the goals and objectives of Columbia Imagined with respect to infill development and creating opportunities for walkability within walking distance of a commercial node.

RECOMMENDATION

Approval of the R-MF zoning map amendment.

ATTACHMENTS

- Locator Maps
- Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	4.82 acres
Topography	Sloping down to south/southeast
Vegetation/Landscaping	Mostly cleared yard
Watershed/Drainage	Merideth Branch
Existing structures	1 Home, 1 Shed

HISTORY

Annexation date	1991, 1994
Zoning District	R-1
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia (extension required)
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Smith Drive	
Location	Northern edge of site
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A
Sidewalk	Existing on edge of site

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via property owner letter on October 22, 2024, of the pending action. An ad was placed in the Columbia Daily Tribune on October 22, 2024, advertising the public hearing relating to the zoning of the property.

Notified neighborhood association(s)	Stoneridge, Rothwell Heights, Quail Creek, Quail HOA
Correspondence received	None for this request, but it is of note that the previous rezoning request for this site garnered public correspondence in opposition to rezoning to M-OF.

Report prepared by David Kunz

Approved by Patrick Zenner