

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 21, 2025

SUMMARY

A request by A Civil Group (agent), on behalf of Kory & Kathleen McDonald (owners), for approval to rezone 0.96 acres of property from the PD (Planned Development) to R-1 (One-family dwelling) to allow a single-family dwelling to be developed on the site. The subject site is located approximately 220 feet northeast of the intersection of Forum Boulevard and Old Plank Road, and is presently unaddressed.

DISCUSSION

The applicants are requesting approval to rezone a 0.96-acre site from the PD (Planned Development) to R-1 (One-family dwelling) to allow the development of a single-family home on the site without going through the Planned Development approval process. The subject property is presently zoned PD and is adjacent to R-1 zoning to the south, and north, and R-1 zoning to the west, buffered by Forum Boulevard, and a mix of R-1 and PD zoning at the eastern end of the subject site. The parcel directly to the north is undeveloped.

Uses surrounding the site include one-family dwellings directly to the south and east. There are larger lot one-family dwellings to the east of this site, but they are on the opposite of Forum Boulevard and greater than 500 feet from this site. The developed parcels to the east are greater than 300 feet from the nearest point on this site. The lot directly to the north is unimproved. 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 need to be submitted and approved prior to development.

The subject site was annexed into City limits in 1995 and was assigned R-1 zoning upon annexation. The site was final platted in 2006 as Lot 1 of Rocky Creek Estates Plat 2. The site was then rezoned to PUD 3.5 (Planned Unit Development, 3.5 dwelling units/acre) and a Development Plan was approved for the site 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.

A rezoning of this parcel would not necessarily constitute a downzoning, as the underlying zoning from the PD would be more restrictive in terms of permissible density. The maximum density in R-1 is 7 units/acre whereas the existing PD zoning permits 3.5 units/acre. However, since the lot is not being proposed to be further subdivided, only one dwelling could be developed on the acreage without approval of a conditional use permit to allow a second, if the parcel is rezoned to R-1. If the site were to be further subdivided, density on the site would be inherently restricted to likely nothing greater than that presently permitted due to lot dimension constraints, access limitations, and easement encumbrances.

Consideration has been made to the means of access on the site. As the southern extension of Forum Boulevard is classified as a neighborhood collector, residential lots may not receive direct driveway access off the street, per 29-5.1(f)(2)(iii) of the UDC, unless the director determines that no alternative access is practicable. As driveway access derived off Forum was already considered for this site, and approved with the PD plans in 2009. Given this prior allowance, direct driveway access onto Forum would still be considered acceptable. Additionally, there are no other means for this lot to derive access that would not require further subdivision of land or dedication of an ingress/egress easement through adjacent properties (which would not be a desirable outcome), so it is reasonable to grant access off Forum for this residential lot.

Conclusion

The proposed residential zoning district aligns with the Future Land Use Map's designation of the site as a neighborhood district, and staff believes the R-1 zoning district to be most consistent with surrounding land uses and the pre-existing PD zoning entitlements. Open zoning for this site is supported as it streamlines development opportunities and does not create adverse impacts upon adjacent development that are not otherwise addressed by current UDC provisions.

RECOMMENDATION

Approve the request to rezone the subject acreage to the R-1 (One-Family Dwelling) district.

ATTACHMENTS

- Locator Maps
- Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	0.96 acres
Topography	Sloping down to west
Vegetation/Landscaping	Significant growth, treeline along property lines
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Vacant

HISTORY

Annexation date	1995
Zoning District	PD (Planned Development)
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	Boone Electric

ACCESS

Forum Boulevard	
Location	Western edge of site
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A
Sidewalk	Developed along western portion

PARKS & RECREATION

Neighborhood Parks	Creek Ridge Park Property
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

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 August 4th of the pending action. An ad was placed in the Tribune on August 5th advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	The Highlands
Correspondence received	NA

Report prepared by David Kunz

Report Approved by Patrick Zenner