



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 18, 2025

Re: 4215 Stevendave Drive - Rezoning (Case #240-2025)

Executive Summary

Approval of this request will rezone 0.21 acres of property from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling). The subject site is located on the eastern edge of the western terminus of Stevendave Drive and includes the address 4215 Stevendave Drive.

Discussion

Courtney Pulley and Melissa Williams (owners) are seeking approval to rezone 0.21 acres located at 4215 Stevendave Drive from R-1 to R-2. The subject property is presently zoned R-1 and is adjacent to R-1 to the south, west, and east, and A zoning to the north. The parcels directly to the north and east are undeveloped.

Uses surrounding the site include a two-family dwelling directly to the west across Stevendave Drive, a vacant agriculturally zoned parcel of 33 acres to the north, and a vacant R-1 zoned lot of 1.7 acres to the east, owned by the applicants. It is important to note the adjacent undeveloped R-1 lot to the east is considered legal, but may only be developed upon provision of access to either a public street or irrevocable ingress/egress easement.

The subject site was annexed into City limits in 1970 and was assigned R-2 zoning upon annexation. Based on aerial imagery, the site was developed sometime between 1968 and 1980. The subject lot is part of the Alumni Heights subdivision which contains a total of four Blocks which were all platted by 1968 and partially developed while located within Boone County. Boone County did not have adopted zoning standards until 1973. Given the delay in establishment of County zoning regulations some two-family structures constructed prior to the City's 1970 annexation still exist to this day. The presence of duplex dwellings at the time of annexation resulted in the assignment of the City R-2 zoning.

However, in 1977 a request to rezone all the Blocks within the Alumni Heights subdivision from R-2 to R-1 was considered. The rationale provided for approval of the rezoning, from the meeting transcript, was largely to discourage two-family dwellings from being further developed or redeveloped on lots within the subdivision. Staff recommended denial of the rezoning request as the rezoning request did not provide "substantial public benefits beyond an intent to promote a somewhat vague goal of 'overall neighborhood improvement'". The approval of the rezoning resulted in creation of several nonconforming uses that persist to this day.



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These existing non-conformities can legally continue; however, upon redevelopment must become compliant with current city R-1 zoning standards. It should be noted that the UDC does allow for a reconstruction of a non-conforming use "as-is" following a natural disaster or act of God per the UDC.

The City's 1983 Future Land Use Map designated the subject lot and surrounding subdivision as a low-density residential district, meaning between 0 and 6 dwelling units per acre were seen as appropriate. The 2013 Columbia Imagined Future Land Use Map designated the property as a "Residential" district consistent with its R-1 zoning designation. The current "Residential" district allows a spectrum of residential uses and does not define density preferences. Given the prior R-1 zoning, when the Unified Development Code (UDC) was adopted in 2017, the site's existing R-1 zoning was carried forward.

Outside of the Alumni Heights subdivision, R-2 zoning is ubiquitous within the surrounding built environment, although underutilized. The Alumni Heights subdivision is an enclave of R-1 zoning surrounded by several undeveloped nearby R-2 parcels. The attached map titled "Alumni Heights Dwellings" illustrates the mix of one- and two-family dwellings that currently exists within the neighborhood, and the number of nonconforming structures that now exist based on the rezoning request of 1977 within this subdivision.

The purpose of this request is to allow the use of a two-family dwelling on the site and was precipitated by an error discovered following issuance of a building permit. The dwelling on the site was issued a permit for what was believed to be an "interior" renovation; however, when a permit for a second electric service was sought it was determined that the permit should have been issued for a conversion of the single-family dwelling to a two-family dwelling. Given the current R-1 zoning and its limitation to single-family dwellings, a certificate of occupancy cannot be issued of the desired two-family dwelling.

Upon identification of the permit issuance error, the applicant was informed of available options to address the desired outcome which included the pursuit of a conditional use permit (CUP) for an accessory dwelling unit (ADU), applying for rezoning, or restoring the dwelling back to a single-family residence. Further evaluation of available options determined that seeking a ADU CUP was not possible given full compliance with the regulations could not be met.

While the applicant erred in submitting a building permit with the intent to convert the existing single-family dwelling into a two-family dwelling without fully understanding the site's zoning limitations, staff does not believe such an error is grounds for denial of this request. Should this rezoning be approved, the resulting two-family dwelling would not be uncharacteristic within the existing land use context even though it would result in greater density than currently on the site.

Furthermore, approval of the rezoning would not yield unsafe outcomes for potential residents of the dwelling or those in surrounding dwellings. The site has adequate square footage (9,800 square feet) to accommodate a two-family dwelling and exterior



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modification proposed to support the additional dwelling. The site meets all regulatory requirements for a two-family dwelling. As such, staff finds the rezoning to support goals and objectives of the Comprehensive Plan, the recently completed Boone County/City of Columbia Housing Study, and the surrounding developed land uses notwithstanding the zoning inconsistency with the rest of the Alumni Heights subdivision.

The Planning & Zoning Commission considered this request at their July 24, 2025 meeting. Staff presented its report and the owners discussed their intent for the rezoning request. No member of the public spoke relating to this request. Following limited additional discussion, the Planning & Zoning Commission moved to approve the requested rezoning which passed unanimously with a vote of (8-0).

The Planning & Zoning Commission staff report, location maps, zoning graphic, Alumni Heights Dwellings Map, 1977 rezoning ordinance, 1970 zoning map, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Limited. Future impacts may be greater solid waste collection and greater utilization of existing infrastructure. Such expenditures may or may not be off-set by user fees and increased tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning from R-1 to R-2, as recommended by the Planning & Zoning Commission.