



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2026

Re: Rezoning – 1801 Hanover Boulevard (Case # 78-26)

Impacted Ward: Ward 3

Executive Summary

Approval of this request would result in the rezoning of Lots 501 through 506 of Glendale Gardens Plat 5 from R-1 (One-Family Dwelling) to R-2 (Two-Family Dwelling). The 1.81-acre subject site is located directly north of the intersection of Olympic Boulevard and Hanover Boulevard, and includes the address 1801 Hanover Boulevard.

Discussion

A Civil Group (agent), on behalf of RK Legacy Holdings, LLC (owner), is requesting approval of a rezoning of 1.81 acres of land from R-1 to R-2. The subject site is located directly north of the intersection of Olympic Boulevard and Hanover Boulevard, and the site has never been developed, despite being final platted as lots 501 through 506 of Glendale Gardens Plat 5.

The subject site has multiple zoning districts near it. To the west, properties fronting Hanover are zoned R-2. Properties south of Hanover and west of Olympic Boulevard are also zoned R-2. These properties have been developed with two-family dwellings. Properties to the east of Olympic Boulevard and south of Hanover are largely zoned R-1 and improved with detached single-family dwellings. The property to the north of the subject site is zoned PUD-4 (Planned Unit Development), is presently not developed, and has an expired PUD development plan associated with it. Activation of this property with 4-units per acre development will require approval of a new development plan meeting current UDC standards. It is also of note that the property to the northwest of this site is unplatted and is zoned A (agriculture).

The site is identified as being located within the “neighborhood” district as shown on the 2013 Comprehensive Plan Future Land Use Map. R-2 zoning aligns with this designation and would allow a modest increase in residential density compared to R-1. All existing platted lots exceed 7,000 square feet and meet the minimum dimensional standards required for two-family dwellings.

Access for private residential driveways would typically not be permitted onto a neighborhood collector, which is how Hanover is classified. However, since the site was platted in 1997 and the lots to the west have been developed with direct driveway access to Hanover, such access is believed to be appropriate for potential development of these lots. Furthermore, the street has been constructed to typical major collector standards, which notes that driveways can be controlled as to location and width for access management purposes. Therefore, when building permits are pursued, staff has capacity to control such access. Notably, staff could require that driveways be shared to reduce points of conflict.

If rezoned to R-2, the subject site would be able to develop the following uses by-right which are presently not available in the R-1 zoning district:

Dwelling, Two-family

Dwelling, One-family attached

Adult Day Care Center

Accessory dwelling units (only if not developed with two-family dwellings)

Since the existing lots are already considered “legal”, if rezoned, development of the subject site with any of the above uses could be permitted without platting. The applicant has not indicated a specific end use at this time. However, it should be noted that development of the site as single-family attached units would likely result in further subdivision of the site, otherwise a unit density greater than what is currently permissible would not be possible. If two-family dwellings are pursued, accessory dwelling units could not be developed. While this rezoning would allow additional dwelling unit density beyond that allowed in the R-1 district, rezoning to R-2 would be consistent with the existing development abutting Hanover that was part of the same subdivision request in 1997.

While there is already a mix of residential uses around the subject site, allowing R-2 uses for this site would complement the existing mix of housing types and is not expected to negatively impact the existing R-1 developments to the south of Hanover. The requested rezoning is viewed as a logical extension of the existing R-2 zoning on the northern edge of Hanover. Traffic generated by development of these lots is expected to be minimal and confined primarily to Hanover Boulevard, a collector street. There is also commercial development around the intersections of Clark and 63 that is believed to support commercial demands for increased residential development within the area.

During the March 5, 2026 Planning and Zoning Commission regular meeting, staff provided a presentation for this case. After staff's presentation, the Commission asked a question about a potential sidewalk gap that may exist to the south of the subject site. Staff noted that this observation was correct given there is an approximate 50 feet of roadway frontage interrupting this site from the remaining lots created with Glendale Gardens Plat 5. A representative of the agent was present for questions, but there were none. Following closure of the public hearing, the Commissioners moved to approve the rezoning, which was unanimously approved with an (8-0) vote.

The Planning & Zoning Commission staff report, locator maps, zoning graphic, previously approved final plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: No short-term costs are expected for the city. All necessary improvements are to be installed at the developer's expense.

Long-Term Impact: Any potential impact may or may not be offset by increased user fees and/or property tax collection.



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

Legislative History

Date	Action
05/19/1997	Approved final plat of <i>Glendale Gardens Plat 5</i> (Ord. 015224)
05/06/1985	Approved rezoning of site from A-1 to R-1 (Ord. 010571)

Suggested Council Action

Approve the rezoning of the subject property from R-1 to R-2, as recommended by the Planning and Zoning Commission.