



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 18, 2024

Re: 2000 Allen Lane – Rezoning (Case # 68-2024)

Executive Summary

Approval of this request would result in the rezoning of 18.59 acres of property located north of Vandiver Drive at Allen Lane. The northern 15.17 acres would be rezoned from R-1 One-family Dwelling to R-MF Multiple-family Dwelling, and the southern 3.42 acres would be rezoned from M-N Mixed-Use Neighborhood to M-C Mixed-Use Corridor.

Discussion

Crockett Engineering (agent), on behalf of 2000 Allen Lane LLC (owners), seek to rezone 18.59-acres addressed 2000 Allen Lane from R-1 (One-family Dwelling) and M-N (Mixed-use Neighborhood) to R-MF (Multi-family Dwelling) and M-C (Mixed-use Corridor). 15.17-acres of the overall tract are sought to be rezoned from R-1 (One-family Dwelling) to R-MF (Multi-family Dwelling), and remaining 3.42-acres are sought to be rezoned from M-N (Mixed-use Neighborhood) to M-C (Mixed-use Corridor) zoning. An additional 0.24-acre tract of land adjacent to the subject site is owned by the applicant; however, is secluded from the rest of the parcel on the west side of Allen Lane. This parcel is not included in the request, and will remain within the M-N zoning district.

Area zoning includes R-1 zoning on the properties to the west of Allen Lane, with M-C along the Vandiver corridor. The Columbia Housing Authority properties to the north of the subject parcel are zoned R-MF. Development surrounding the site is generally comprised of residential uses, regardless of the various zoning designations that permit more intense development, with the exception of the property to the southeast. At this location is the Vandiver Square commercial center that is located within an M-N district and further to the west is the Lakewood Garden Center located within an M-C district.

The proposed rezoning of the subject site to R-MF and M-C is not anticipated to generate significant land use conflicts given existing uses in the vicinity are compatible with the uses anticipated on the subject property as a result of the rezoning. Allen Lane provides a delineation and spatial separation between the proposed R-MF district and the existing single-family homes west of the extension of Allen Lane. The property edge buffering provisions of Section 29-4.4(e) of the UDC will also require a transitional buffer depending on the final use on each lot adjacent to residential uses, although these requirements are only anticipated for the western boundary of the subject site where the parcel is adjacent to existing single-family homes. The internal boundary between the proposed M-C and R-MF districts is also anticipated to require a Level 3 buffer, which includes a 10-foot landscaped buffer and an 8-foot screen. Neighborhood protection standards in Section 29-4.7 of the UDC would also be triggered by the proposed development, which would limit the proximity



City of Columbia

701 East Broadway, Columbia, Missouri 65201

of new multi-family structures to the adjacent lots improved with single or two-family dwellings with the intent of limiting the perceived height of the proposed structures.

Staff believes that the request is consistent with the goals and objectives of the comprehensive plan, which supports diverse infill development in centralized locations and along major traffic corridors and transit routes. The requested rezoning would potentially activate underutilized parcels that are centrally-located and easily accessible from major commercial and employment centers.

The Planning & Zoning Commission considered this request, and a related preliminary plat (Case # 67-2024), at their February 8, 2024 meeting. Staff provided its report and the applicant's agent provided a presentation with respect to both the rezoning and preliminary plat. Members of the public provided testimony in regards to concerns about traffic impacts that could be generated by a significant increase in the localized population. They also noted that Vandiver Drive often backs up with traffic during peak hours, and the automobile dealers south of Vandiver often utilize the center turn lane for unloading, further exacerbating potentially dangerous conditions for both motorized and no-motorized users on Vandiver Drive adjacent to the subject site.

Following closure of the public hearing Commissioners indicated a general agreement with the stated public concerns, but noted that the proposed development would likely trigger a traffic study and subsequent improvements to mitigate some of the issues. Following additional limited discussion, the Commission made a motion to approve the requested rezoning which passed unanimously by a vote of (7-0).

The Planning and Zoning Commission staff report, locator maps, rezoning exhibits, proposed "Vandiver Commercial," preliminary plat, and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. Future impacts may or may not be offset by increased user fees and/or property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning as recommended by the Planning and Zoning Commission.