

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 18, 2024**

SUMMARY

A request by Crockett Engineering Company (agent), on behalf of In2Action (owner), for approval to rezone 0.64 acres of property from the R-2 (Two-family Dwelling) district to the R-MF (Multi-family Dwelling) district to allow a, "large group home," on the western half of the subject site located at the northeast corner of the intersection of Eastwood Drive and Sylvan Lane, and addressed as 2501 through 2505 Eastwood Drive. **(Case # 58-2024)**

DISCUSSION

The applicants are seeking approval to rezone two lots containing 0.64-acres from R-2 (Two-family Dwelling) to R-MF (Multi-family Dwelling). The subject site is located immediately northeast of the intersection of Eastwood Drive and Sylvan Lane. The applicants are a non-profit organization offering transitional support and recovery services to people recently released from prison. They have acquired the two subject lots and wish to increase their capacity to serve their clients by expanding their facilities. The applicants wish to construct a large group home on the western half of the subject site (2501 Eastwood Drive); however, given the parcel is zoned R-2 (Two-family Dwelling), a large group home, defined as having more than 8 residents, is not permitted. Conceptual plans for the proposed building are attached for reference.

The proposed structure at 2501 Eastwood would allow the applicants an opportunity to add beds and office space, as well as a large community space, which their current facilities are lacking. The community space would be utilized by residents to attend meetings or worship services. Use of the existing homes in their current footprint would provide comparable residential units, but not the community and office spaces desired by the organization. The applicants have indicated their existing small group home located at 2505 Eastwood will continue to be used as such for the foreseeable future, but they intend to submit a replat to combine their contiguous properties. The applicants also currently operate a registered group home on the adjacent lot to the east, at 1403 Lakewood Drive, and would like to unify all contiguous property under their ownership with consistent zoning on a single lot. In order to combine their properties, and to permit additional beds, the applicants must gain approval of R-MF zoning.

The applicants' Lakewood Drive property was similarly rezoned from R-2 to R-MF in November 2020 in order to bring their property into compliance with zoning regulations, and permit the construction of a laundry facility for tenant use. At that time the property held multiple units on a single R-2 lot, which limited the applicants to a small group home with 8 or fewer residents. That request was met with opposition by neighboring residents who shared concerns over public safety and parking issues associated with increasing the applicants' housing capacity and the potential development density if the site were redeveloped in the future under R-MF zoning. They were concerned with the proposal leading to a shift in the neighborhood character, away from a family-oriented environment, and potential negative impacts on their property values resulting from the expansion of the group home.

Properties in the vicinity of the subject parcel are a mix of R-2 and R-MF zoning. All other properties on the north side of Eastwood Drive, including the applicants' primary campus since the 2020 rezoning, lie within the R-MF district. Other adjacent properties to the south of Eastwood, and along Sylvan to the north and west of the subject parcel, are zoned R-2. Given this zoning context, expansion of the R-MF

district westward along Eastwood may be acceptable. The subject parcel lies at the 3-way intersection of Sylvan, Eastwood and Clark Lane, making it a candidate for up-zoning, given its accessibility and proximity to other comparable or more-intensive uses in the immediate area. The goals and objectives of Columbia Imagined support diversity in housing options and integration of similar uses into existing neighborhoods, especially at major transportation nodes and along neighborhood edges.

A traditional multi-family development would permit up to 17 units per acre, which would amount to 11 units on the subject site. Such a development would then be further limited by setbacks and required parking provisions, which encumber a proportionate share of the buildable area on the parcel. Residential structures in both the R-2 and R-MF districts are limited to a maximum building height of 35 feet, but in the R-MF the neighborhood protection standards (Sec. 29-4.7) would apply. These standards require buildings over 30 feet in height to reduce their visual impacts by increasing setbacks or stepping down any portion of the building within 25 feet of a side or rear lot line to a maximum height of 24 feet. A level one edge buffer (6-foot landscaped strip) would be required on the northern property line, where the proposed multi-family use would be adjacent to a residential use in the R-2 district.

As a result of the concerns raised by neighbors in response to the applicants' previous rezoning request, staff directed the applicants to seek public input in regards to the proposed expansion of their campus during the initial concept review meeting. At the time of this report the applicants informed staff they continue to engage neighboring residents and property owners; however, no public correspondence has been received.

Staff believes the proposed R-MF zoning to be consistent with the goals and objectives of the comprehensive plan, which would support the integration of multiple housing types in an existing residential neighborhood, and seeks to reduce barriers to infill development. Additionally, staff believes the UDC provides protections for neighboring uses limiting the size and location of any new multi-family structure. Therefore, staff finds R-MF zoning to be appropriate on the subject parcel.

RECOMMENDATION

Approval of the requested rezoning to the R-MF district.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit
- Conceptual Building Plans

SITE CHARACTERISTICS

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|-------------------------------|---|
| Area (acres) | 0.64 acres |
| Topography | Generally sloping from north to south |
| Vegetation/Landscaping | Developed |
| Watershed/Drainage | Perche Creek |
| Existing structures | 2 single-family homes (one on each lot) |

HISTORY

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|--|---|
| Annexation date | 1955 |
| Zoning District | R-2 (Two-Family) |
| Land Use Plan designation | Neighborhood District |
| Previous Subdivision/Legal Lot Status | Lot 1, Oliver Calvert Survey (later split by deed), not a legal lot, subdivision required |

UTILITIES & SERVICES

| | |
|------------------------|------------------|
| Sanitary Sewer | City of Columbia |
| Water | |
| Fire Protection | |
| Electric | |

ACCESS

| Eastwood Drive | |
|---------------------------|--------------------------|
| Location | Southern parcel boundary |
| Major Roadway Plan | N/A |
| CIP projects | N/A |
| Sidewalk | Required upon platting |

| Sylvan Drive | |
|---------------------------|---|
| Location | Western edge of parcel |
| Major Roadway Plan | Neighborhood Collector (no residential driveway access) |
| CIP projects | N/A |
| Sidewalk | Required upon platting |

PARKS & RECREATION

| | |
|--------------------------------|-----------------------|
| Neighborhood Parks | None adjacent to site |
| Trails Plan | N/A |
| Bicycle/Pedestrian Plan | N/A |

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via public information postcards on December 18th, 2023 of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on January 2nd, 2024 advertising the public hearing relating to the permanent zoning of the property.

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| Notified neighborhood association(s) | Whitegate and Strawberry Hill Neighborhood Associations |
| Correspondence received | None |

Report prepared by Rusty Palmer

Approved by Patrick Zenner