

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

SUMMARY

A request by Brush & Associates (agent), on behalf of TY-CO Investments, LLC, James and Patricia Sears, Coats St LLC, TDW Investments, LLC, and Willy Investments LLC (owners), for a rezoning of a 3.72-acre parcel from I-G (Industrial) and R-2 (Two-Family Dwelling) to R-MF (Multi-Family Dwelling) to match the existing uses on the site. The subject site consists of Lots 1 through 6 (including Lot 1E), 12 through 15, and part of lot 16 of the Alpine Estates subdivision. **(Case # 49-2024)**

DISCUSSION

The applicants are seeking approval to rezone 3.72 acres of property located on either side of Alpine Drive north of Brown Station Road from the I-G (Industrial) and R-2 (Two-family Dwelling) districts to the R-MF (Multi-family Residential) district. The subject lots were platted as part of “*Alpine Estates*” within the County in 1969. The recorded plat depicted Alpine Drive as the access to each of the subject lots; however, the County never accepted the roadway for maintenance due to the road not meeting their roadway standards. The property was annexed into the City later the same year and the City also refused to accept the street for City maintenance. Therefore, the street remains privately maintained and will require additional right-of-way dedication, roadway and sidewalk construction should any of the existing lots be replatted. At this time, the lots; however, are considered legal lots in accordance with the current UDC standards.

The subject site is improved with five structures along the eastern side of Alpine Drive, with four residential units each (20 total units) and seven vacant lots. The southern eight lots of the subject parcel are currently zoned R-2 (Two-family Dwelling) and the remaining four lots to the north, all east of Alpine Drive, are currently zoned I-G (Industrial). Of the five developed lots, two are located in the R-2 district and three are in the I-G district. These structures are all considered legal-nonconformities. The current zoning does not permit similar construction on the vacant lots given multi-family uses are not allowed in either district. Approval of the requested R-MF zoning would harmonize the zoning on the subject parcel with the existing uses and resolve the legal nonconforming nature of the five existing multi-family structures on the site addressed 3016, 3102, 3110, 3116, and 3200 Alpine Drive.

Neighboring properties to the west are zoned I-G and were recently developed with uses consistent with the mechanical and construction contractors and heavy commercial services use definitions found in the UDC. Similarly, the properties located immediately northwest of the subject site lie within a planned district that also permits heavy commercial services. One such lot currently contains the Buchheit farm and home retailer. Properties lying immediately to the south and east of the subject parcels are zoned R-1 and developed with single-family homes, creating a significant juxtaposition of potentially conflicting uses. However; the subject parcels are located such that the intermediate multi-family uses ease the transition between the industrial uses to the west and the single-family uses to the east.

Furthermore, new or redevelopment of structures on the subject parcels would trigger the neighborhood protection standards of Section 29-4.7 of the UDC. These standards would limit the proximity of new multi-family structures to the existing single-family homes to the east. Multi-family buildings over 30 feet are required to reduce their perceived height when viewed from any adjacent lot in the R-1 or R-2 zoning districts. This is achieved by increasing setbacks or stepping the height of the building down to a

maximum of 24 feet, anywhere the building sits within 25 feet of an adjacent parcel to which the standard applies. A level one edge buffer (6-foot landscaped strip) would be required on the shared boundary between the subject parcel and the lots to the east, where the subject parcel is adjacent to residential uses in the R-1 district along Hill Haven Drive.

The goals and objectives of Columbia Imagined support the provision of diverse housing options, especially in infill applications that are accessible to employment centers. The subject parcels have direct access to two major collector roadways along their southern boundary. These roadways are capable of supporting the impacts of multi-family development on the site and provide ample east-west access to various commercial districts.

Staff believes the proposed R-MF zoning on the acreage is appropriate given the longstanding multi-family uses on several of the parcels and its zoning context. The request meets a number of goals and objectives of the comprehensive plan, and would potentially activate underutilized parcels that are centrally-located and accessible.

RECOMMENDATION

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

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

Area (acres)	3.72 acres
Topography	Generally sloping from north to south
Vegetation/Landscaping	Wooded, developed on east side of Alpine with 5 residential structures
Watershed/Drainage	Perche Creek
Existing structures	5 multi-family structures & 7 vacant lots

HISTORY

Annexation date	1969
Zoning District	I-G (Industrial) and R-2 (Two-Family)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lots 1-6 and 12-15, part of lot 16, Alpine Estates

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Alpine Drive	
Location	Bisecting site from north to south
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Required upon platting, private street

Brown Station Road	
Location	Southern edge of parcel, extending to the west
Major Roadway Plan	Major Collector (no residential driveway access)
CIP projects	N/A
Sidewalk	Required upon platting

Mexico Gravel Road	
Location	Southern edge of parcel, extending to the east
Major Roadway Plan	Major 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.

Notified neighborhood association(s)	Mexico Gravel Neighborhood Association
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner