

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 204-13

AN ORDINANCE

rezoning property located on the north side of the terminus of East Lathrop Road (7 East Lathrop Road) from District R-3 to District R-1; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Forty-eight (48) North, Range Thirteen (13) West in Columbia, Boone County, Missouri, particularly described as follows: Beginning at the Northeast corner of Lot Eight (8) of Welch's Addition to the City of Columbia, as recorded in Plat Book 3 at Page 6 of the Records of Boone County, Missouri; Thence Easterly on a prolongation of the North line of said Lot Eight (8), the distance of Eighty (80) feet; Thence Southerly parallel to the East lines of Lots Eight (8), Nine (9), and Ten (10) of said Welch's Addition to a point on the Easterly prolongation of the South line of said Lot (10), Eighty (80) feet East of the Southeast corner of said Lot Ten (10); Thence Westerly along said line to the Southeast corner of said Lot Ten (10); Thence Northerly along the East lines of said Lots Ten (10), Nine (9), and Eight (8) of said Welch's Addition to the point-of-beginning. Subject to easements and restrictions of record.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Multiple-Family Dwelling District).

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

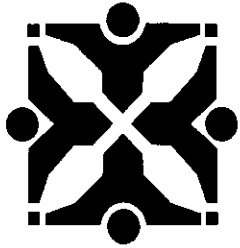
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning *T*

Agenda Item No:

To: City Council

From: City Manager and Staff *MM*

Council Meeting Date: Aug 5, 2013

Re: Gordon Family Trust rezoning from R-3 to R-1 (**Case #13-102**)

EXECUTIVE SUMMARY:

A request by Bruce and Kathryn Gordon, on behalf of the Gordon Family Trust (owner), for rezoning from R-3 (multiple-family dwelling) to R-1 (one-family dwelling). The 0.3-acre site is located at 7 E. Lathrop Road. (**Case # 13-102**)

DISCUSSION:

The applicant requests a downzoning of the property from R-3 to R-1. This would match the adjacent zoning for single-family homes to the north along Garth, as well as the south and west of the subject site. The R-1 designation would better reflect the character of the neighborhood, the main reason for the request. The R-3 zoning (or its equivalent) had been in place since 1935, when zoning was first established for the City. A similar request to downzone from R-3 to R-1 was made in 2010 for the property across the street to the south.

A public hearing was scheduled before the Planning and Zoning Commission for July 18 on this matter. Due to the inability to obtain a quorum of Commissioners, this item was moved to the August 8 Commission agenda. Based on the unforeseen quorum issue, it is requested that Council introduce this item, then await the results of the Commission's public hearing prior to making a final decision on the request. The staff report provided to the Planning and Zoning Commission and supplemental materials are attached. A copy of the August 8 public hearing minutes will be attached to a supplemental report for the Council's review.

The staff report, meeting excerpts, and locator maps are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

SUGGESTED COUNCIL ACTIONS:

Introduce an ordinance to rezone the subject property from R-3 to R-1 in advance of the required public hearing by the Planning and Zoning Commission, scheduled to occur on August 8.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
JULY 18, 2013**

SUMMARY

A request by Bruce and Kathryn Gordon, on behalf of the Gordon Family Trust (owner), for rezoning from R-3 (multiple-family dwelling) to R-1 (one-family dwelling). The 0.3-acre site is located at 7 E. Lathrop Road. **(Case # 13-102)**

REQUESTED ZONING

R-1 (one-family dwelling).

DISCUSSION

The applicant requests a downzoning of the property from R-3 to R-1. This would match the adjacent zoning for single-family homes to the north along Garth, as well as the south and west of the subject site. The R-1 designation would better reflect the character of the neighborhood, the main reason for the request. The R-3 zoning (or its equivalent) had been in place since 1935, when zoning was first established for the City. A similar request to downzone from R-3 to R-1 was made in 2010 for the property across the street to the south.

STAFF RECOMMENDATION

Approval of the rezoning request.

SITE CHARACTERISTICS

Area (acres)	0.3
Topography	Slightly sloping southeast
Vegetation	Grass yard and trees
Watershed	Flat Branch
Existing structures	Home
Existing zoning	R-3

SITE HISTORY

Annexation date	1906
Initial zoning	District C/Apartment (1935); R-3 Multiple Family Dwelling (1957)
Previous rezoning(s)	District C/Apartment is equivalent to current R-3 designation
Existing use(s)	One-family dwelling
Existing zoning	R-3

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	R-3	Fraternity house
South	R-1	One-family dwelling
East	R-3	Fraternity house
West	R-1	One-family dwellings

UTILITIES & SERVICES

Sanitary Sewer	All services provided by the City of Columbia
Water	
Electric	
Fire Protection	

ACCESS

Lathrop Road	South of subject site
Major Roadway Plan classification	Local residential
Capital Improvement Program projects	Description: None on Lathrop Cost: Timeline:
Right-of-way needed	None; 46' existing

PARKS & RECREATION

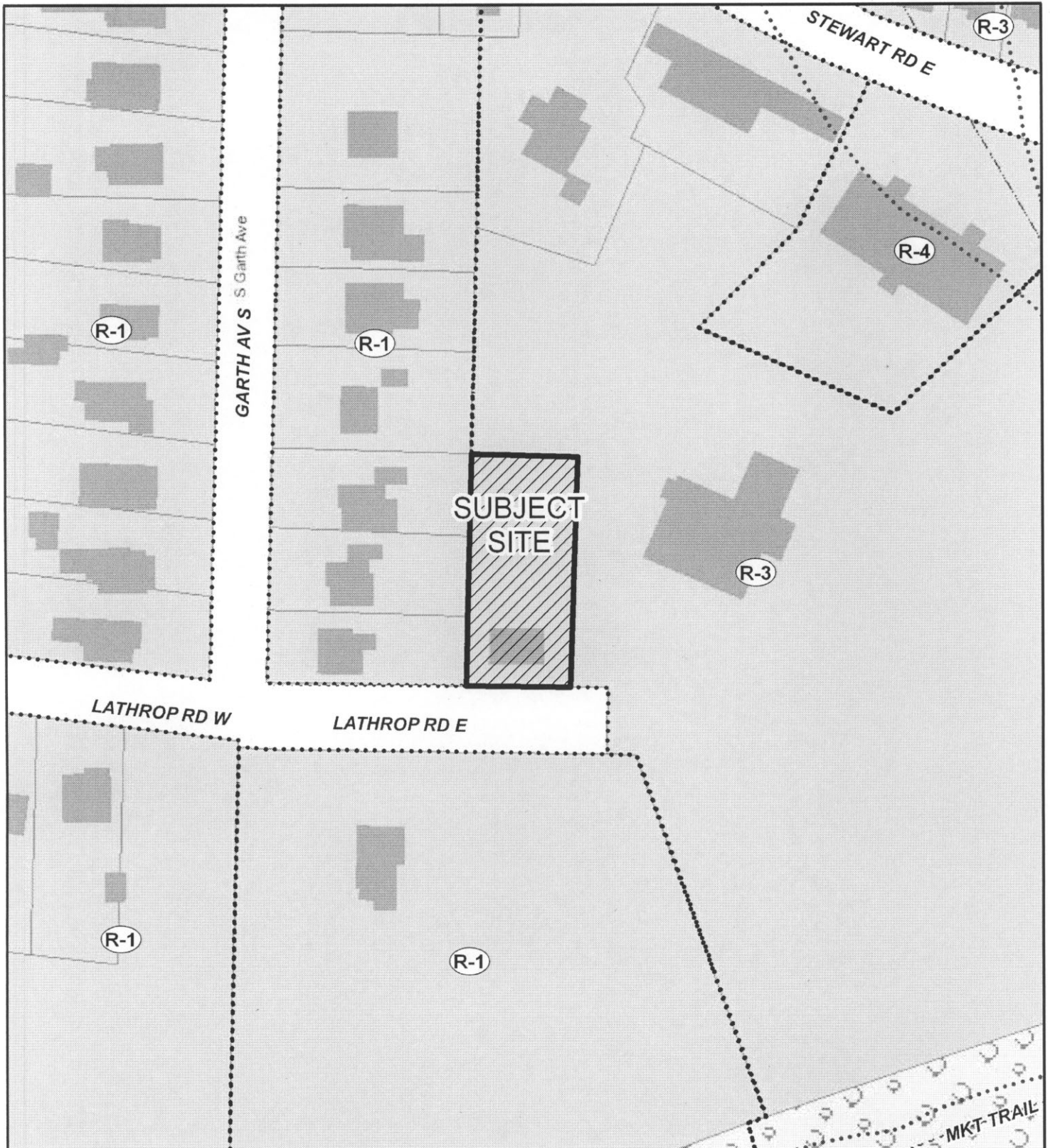
Neighborhood Parks Plan	Stewart Park nearby
Trails Plan	MKT Trail nearby to south
Trail easement(s)	None

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 by postcard of a public information meeting, which was held on June 25, 2013.

Public information meeting recap	Number of attendees: 2 (including owner) Comments/concerns: None.
Neighborhood Association(s) notified	Historic Old Southwest, Westmont, Park Hill, Grasslands
Correspondence received	None.

Report prepared by ML Approved by PRZ



Parcel Data
Source: Boone County Assessor

Case 13-102: Rezoning Gordon Family Trust

0 50 100 200
Feet

1 inch = 100 feet





Boone County Assessor's Office, Sanborn Map Company



Parcel Data and Aerial Photo
Source: Boone County Assessor

Case 13-102: Rezoning Gordon Family Trust

0 50 100 200
Feet

1 inch = 100 feet

