

**STAFF REPORT CONTACT INFORMATION**

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DOCKET/CASE/APPLICATION NUMBER  
**22-0112**

APPLICANT/PROPERTY OWNER  
**Adam Crunk PE/ James & Stacy Gore**

PUBLIC HEARING DATE  
**N/A**

PROPERTY ADDRESS/LOCATION  
**6301 Trotwood Ave & Foster Lane at Trotwood Ave/ Tax Map 112 Parcel 18.00 & 18.04/18.04**

**SUMMARY OF REQUEST: Annexation with Plan of Services including a RS-10 zoning district.**

This request is for the annexation and plan of services with a zoning of request of **RS-10 (Low Density Residential)**. A concept plan has been submitted with this request that indicates 124 single-family lots.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
RS-10 at Frontage of Parcel/ Remainder of Property not within City Limits	Vacant Land	RS-10 & RS-10 Zoned Single-Family Homes	Concept plan indicates 124 Single-Family Residential Lots.	53.13 +/- acres.

**COMPATIBILITY with the COMPREHENSIVE PLAN:**

**Suburban Corridor:**

The future land use characterized for the subject property is “Suburban Corridor”. This future land use is generally defined by a mixture of densities and should be supported by infrastructure to support new development. An RS-10 (*Low Density Residential*) zoning designation would be consistent within a Suburban Corridor future land use however current infrastructure (*Foster Lane*) may be inadequate to serve development. As noted, this site is not located within an area of change.

**PROPERTY HISTORY:**

N/A

<p><b>COMPATIBILITY</b> with the Zoning Ordinance/ Staff Comments:</p> <p>Zoning Ordinance Referenced:  <i>Article 6.3.8 District Development Standards (RS-10).</i></p> <ul style="list-style-type: none"> <li>• Lot size minimum of 10,000 SF with a lot width minimum of 75’.</li> <li>• Permits single-family homes only.</li> <li>• 30’ minimum front setback/ 10’ minimum side setback/ 30’ minimum rear setback.</li> </ul> <p><i>Please note that a new proposed development code would classify this property with a CD-3 zoning designation if zoned RS-10 as proposed. A CD 3 zoning district permits single-family homes with base standards that are not limited to but include:</i></p> <ul style="list-style-type: none"> <li>• Minimum lot width of 65’, 40’ if alley loaded</li> <li>• Permits single-family homes and duplexes if lots have minimum width of 80’</li> <li>• 25’ minimum front setback/ 8’ side setback/ 25’ rear setback</li> </ul>	

ATTACHMENTS (CIRCLE)

SUBMITTED  
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL  
DESCRIPTION

PUBLIC  
COMMENTS

AGENCY  
COMMENTS

RESPONSE TO STANDARDS

Section 3.19.6 of the *Columbia Zoning Ordinance*, (CZO) requires the following criteria to be reviewed and specific findings made on the following items for the amendment:

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### 3.19.6 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

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The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

- Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
  - Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
  - Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
  - Whether the subject parcel is of adequate shape and size to accommodate the proposed change.
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Staff's review of Section 3.19.6 in relation to this request finds the following:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;

*The Comprehensive Plan designation for this property is Suburban Corridor which does support an RS-10 zoning district meeting the intent, goals, objectives, policies, guiding principles and programs of any adopted plans.*

- A. The legal purposes for which zoning exists are not contravened;

*All future development of the property will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.*

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

*The surrounding properties is primarily vacant land and similarly zoned land uses. This proposal of an RS-10 Zoning designation would be compatible with adjacent zoned land uses.*

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

*The proposed uses on the property at the time of development will be required to conform to the Zoning Ordinance standards in effect at that time to mitigate any potential adverse impacts upon adjoining property owners.*

- D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change;

*The subject property meets the minimum lot area required in the zoning ordinance.*

### 3.18.7 ACTION BY THE PLANNING COMMISSION FOR REZONING'S

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Staff's review of Section 3.18.7(B) in relation to this rezoning request finds the following:

1. The rezoning agrees with the general plan for the area;

*The Comprehensive Plan designates the subject property as "Suburban Corridor" The request would agree with an RS-10 (Low Density Residential) Zoning Designation; however, does not have adequate existing infrastructure to support development (Foster Lane) therefore may not agree with the general plan for the area.*

2. The legal purposes for which zoning exists are not contravened;

*All future development will be required to conform to the zoning ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.*

3. There will be no adverse effects upon adjoining property owners;

*The use is similar to adjacent properties with a proposed RS-10 Zoning designation.*

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

*The proposal is similar in development and supported by the comprehensive plan in which the general public representatives confirmed.*

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

*In the community, housing demands within the city limits may have increased to a sufficient extent to warrant a zoning map amendment of RS-10 with locations that have suitable infrastructure as referenced in Connect Columbia.*

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

*No reports from facilities listed above have stated that the site is not able to be served. This development does indicate a connection with Foster Lane that is not adequate to support such development.*