

**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.

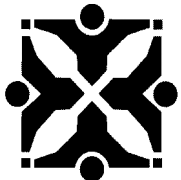
Public information meeting recap	Number of attendees: 2 (including owner) Comments/concerns: None.
Neighborhood Association(s) notified	Historic Old Southwest, Westmont, Park Hill, Grasslands
Correspondence received	None.

Report prepared by ML

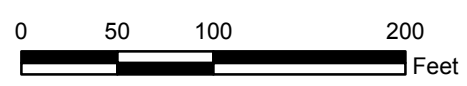
Approved by PRZ



Boone County Assessor's Office, Sanborn Map Company



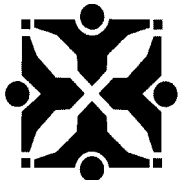
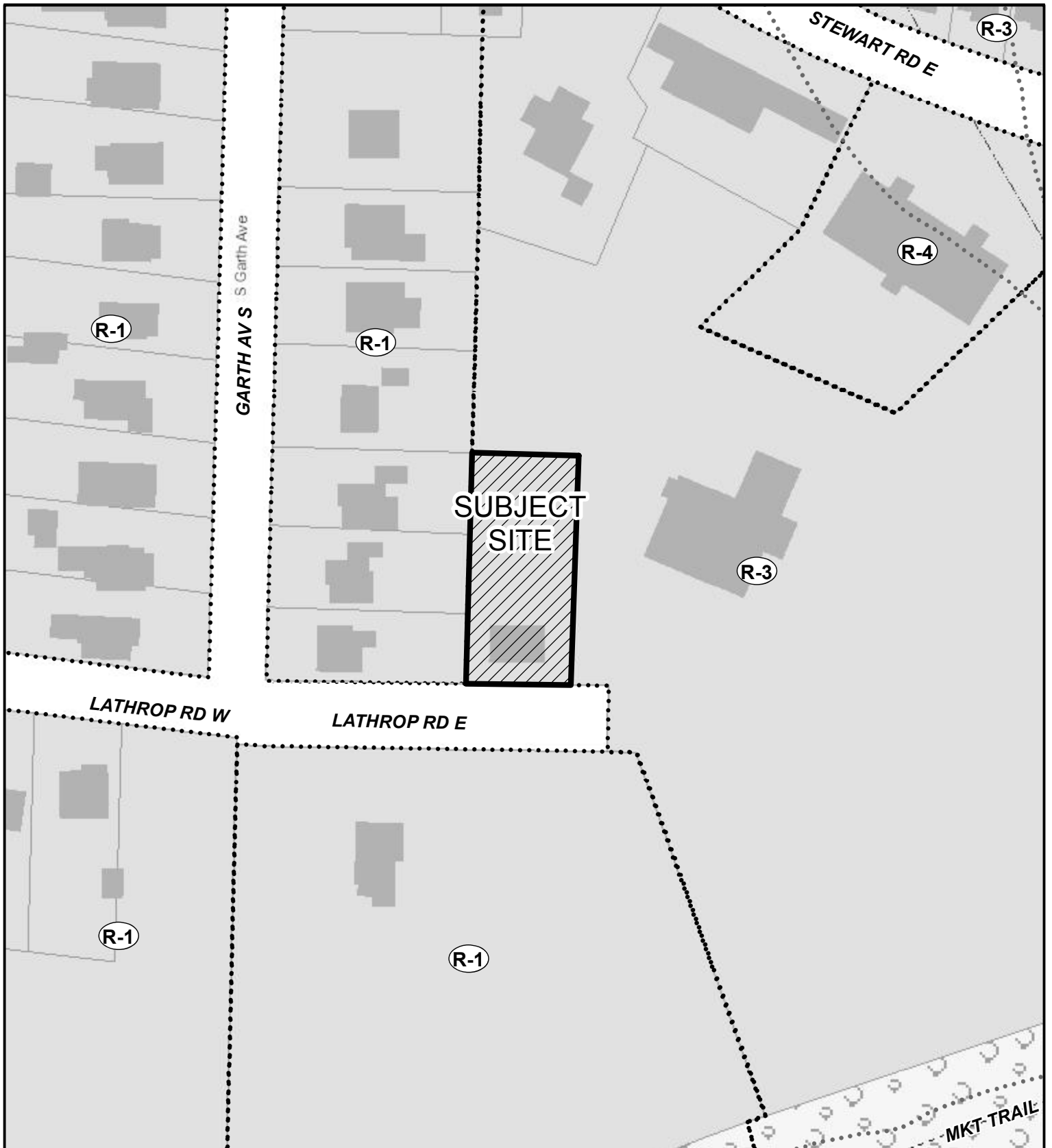
Case 13-102: Rezoning Gordon Family Trust



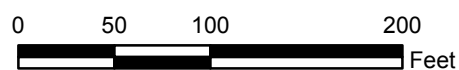
1 inch = 100 feet



Parcel Data and Aerial Photo
Source: Boone County Assessor



Case 13-102: Rezoning Gordon Family Trust



1 inch = 100 feet

