

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 8, 2018**

**SUMMARY**

A request by the City of Columbia (owner) to annex approximately 47 acres of Boone County R-S (Single-Family Residential) zoned land into the city and apply R-1 (One-Family Dwelling District) as permanent zoning. The subject site is located southeast of the intersection of I-70 Drive SW and Strawn Road, and is addressed as 840 N. Strawn Road. **(Case #18-47)**

**DISCUSSION**

The City of Columbia (owner) seeks to annex approximately 47 acres of recently donated land into the City of Columbia and permanently zone the property to R-1. This request is being concurrently reviewed with a 2-lot final plat (Case 18-48) of the property.

The 47 acre donation was accepted by the City Council on March 20, 2017. At Council's October 16, 2017 meeting, Council directed staff to prepare a two-lot subdivision and annexation petition for the subject property. Council further indicated their preference for a more deliberate process to determine the development and ultimate use of the land. Such a process will likely require further review of the property by staff, the Planning and Zoning Commission, interested parties, and the City Council which may point toward further development actions including resubdivision, rezoning and capital improvements.

Given Council's desire for a more deliberate public process, staff held a total of three (3) public information meetings and solicited public comments from stakeholder groups outside the standard 200 foot radius of the subject site. The additional public input process is discussed under the public notification section of this report and comments received are attached for reference.

The property is currently located within unincorporated Boone County and is zoned R-S (Single-Family Residential). The requested R-1 zoning is similar in nature to the County's R-S zoning in terms of development density and use. As currently proposed, if the zoning, final plat, and annexation are approved, the site would support two single-family homes. There is presently a vacant residential structure on the property. The subject site includes one existing body of water, and tree coverage on the eastern portion of the property. A land analysis map is included with the final plat submittal.

The site has contiguity with the City's existing municipal boundary along its east, south and west property lines. Across Strawn Road to the west is the existing Strawn Road Park, a City-owned facility. Surrounding properties generally from west, then south, then east are zoned agriculture, R-1, PD (residential uses), and R-1, respectively, with FP-O (Flood Plain Overlay) designated lands to the west, south and east. The 2.1-acre parcel directly south of the subject site, 702 N. Strawn Road, is also zoned Boone County R-S, and property to the north of the site is zoned Boone County M-L (Light Industrial).

The proposed annexation request will ensure that the property has public utility accesses for the purposes of future development. The site is located in the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan, and can be served by City utilities; the property is in the City's water service area and electric service territory (the existing structure is presently served by Boone Electric and Consolidated Water District 1). Currently, there is sanitary sewer along the southern perimeter of the tract. Access to the property is provided from Strawn Road (Route ZZ); the tract also has frontage on I-70 Outer Road Southwest. The subdivision plat will dedicate right-of-way for the proposed future extension of Scott Boulevard.

The Comprehensive Plan’s future land use map identifies the entire property as being located within the “Neighborhood District” classification. The Neighborhood District designation covers residential uses and the potential for commercial nodes that would provide neighborhood commercial services. The R-1 zoning action is consistent with the Neighborhood District.

As the City formulates a plan for development of the property, further rezoning requests may be made that would be evaluated in terms of the Neighborhood District and Comprehensive Plan. Though a small “donut hole” of unincorporated county property will remain to the south of the property following annexation, the annexation of property with generally three sides of contiguity to the municipal boundary is consistent with the Comprehensive Plan’s goals and objectives of a compact and contiguous municipal boundary.

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to meet the UDC requirements. Furthermore, the request is considered consistent with the Comprehensive Plan and is compatible with adjacent zoning and land uses.

**RECOMMENDATION**

Approval of R-1 zoning as permanent City zoning upon annexation.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Surrounding zoning graphic
- Public comment

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	47 acres
<b>Topography</b>	Ridge in center of property; slopes away to the east and west
<b>Vegetation/Landscaping</b>	Turf and wooded
<b>Watershed/Drainage</b>	Harmony Creek
<b>Existing structures</b>	Residential Structure

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County R-S
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Not a Legal Lot

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia upon annexation; water supply extensions will require coordination between the Consolidated Water District No. 1 and City Utilities.

**ACCESS**

<b>Strawn Road; I-70 Drive SW</b>	
<b>Location</b>	Along western and northern edges of property
<b>Major Roadway Plan</b>	Major Arterial; Major Collector
<b>CIP projects</b>	Waterline improvements at highway crossings (I-70)
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Closest park is Strawn Park directly across Strawn Road.
<b>Trails Plan</b>	Harmony Creek Trail
<b>Bicycle/Pedestrian Plan</b>	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 of a public information meeting, which was held on January 30, 2018. Two additional public information and input meetings (February 13 & 27) were held to solicit input on the future development and use of the property. Notification of these additional meetings was provided to property owners within 1,000 feet and neighborhood associations within 1,000 feet of the subject site as well as the Community Development Department's stakeholder list. The stakeholder list includes non-profits, business groups, government agencies, education providers and civic groups. Two newspaper advertisements and a press release were also used to advertise the additional public information and input meetings.

<b>Public information meeting recap</b>	Number of attendees: January 30: 3 February 13: 10 February 27: 5 Comments/concerns: Desire for zoning to allow an animal shelter; questions regarding the future process of potential redevelopment and opportunities for agencies to participate
<b>Notified Neighborhood association(s)</b>	Bellwood Homes Homeowner Association and King's Meadow Neighborhood Association
<b>Correspondence received</b>	Attached.

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Approved by Patrick Zenner