

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 5, 2018**

SUMMARY

A request by J. Patrick and Barbara Fitzgerald (owners) to annex 3 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 to allow for connection to City sewer. The subject site is addressed 5705 E. Mexico Gravel Road. **(Case #18-131)**

DISCUSSION

J. Patrick and Barbara Fitzgerald (owners) seek to annex three (3) acres of property into the City limits to allow for connection to City sewer, and apply R-1 (One-Family Dwelling) zoning upon annexation. The property is currently located within unincorporated Boone County and is zoned R-S (Single-Family Residential). The property is improved with a single home, consistent with the proposed R-1 zoning district. While the on-site septic system is operational, the Fitzgeralds have stated a desire to connect to City sewer to facilitate sale of the property.

The property was platted in 1975 as Lot 3 of the Lewis and Smarr Subdivision. The site has contiguity with the City's existing municipal boundary along its northern property line, where it abuts the Garden City Subdivision, zoned R-1. To the east, south and immediate west are County R-S zoned properties. Lot 1 of the Lewis and Smarr Subdivision (5701 E. Mexico Gravel Road), which is two parcels to the west, was annexed and zoned A (Agriculture) in 2003.

The requested R-1 zoning is similar in nature to the County's R-S zoning in terms of development density and use. The properties immediately to the north and 5701 E. Mexico Gravel Road (to the west) are inside the corporate limits and as such are within the USA. These properties are designated as Neighborhood District on the Future Land Use Map (FLUM). The requested R-1 zoning is consistent with the Neighborhood District classification and the surrounding land uses. A combined City and County zoning map with the USA boundary is included in the attachments for reference.

The applicant has worked with the City's Sewer Utility and the two properties to the east to design two sewer connection options: the first option directly connects the property to the 6' force main sewer on the south side of Mexico Gravel Road, and the second crosses the two neighboring properties to the west on the north side of the road. The final connection design is subject to approval by the Utilities Department. The property is able to be served by City water, and is in the Boone Electric service territory.

Columbia Imagined's goals and objectives include promotion of a compact and contiguous municipal boundary with the efficient use of utilities. The subject site falls just outside of the Urban Service Area (USA) as depicted within Columbia Imagined; however, due to the fact that the property is capable of being served by City services upon annexation and has access to existing sewer lines with available capacity, the objectives of a compact and contiguous municipal boundary as well as the USA are believed to have been met. This area may be reviewed during the next Columbia Imagined update during review of the (FLUM) and USA. While ideal for the neighboring properties in the subdivision to also incorporate, it is not uncommon for some fragmentation in annexation patterns due to the desire to hook up to City sewer.

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 generally consistent with the goals and objectives of 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 and USA boundary graphic

SITE CHARACTERISTICS

| | |
|-------------------------------|-----------------------|
| Area (acres) | 3 acres |
| Topography | Flat |
| Vegetation/Landscaping | Turf |
| Watershed/Drainage | Hinkson Creek |
| Existing structures | Residential Structure |

HISTORY

| | |
|--|--|
| Annexation date | NA |
| Zoning District | Boone County R-S |
| Land Use Plan designation | NA |
| Previous Subdivision/Legal Lot Status | Lot 3 of the Lewis & Smarr Subdivision |

UTILITIES & SERVICES

| | |
|------------------------|--|
| Sanitary Sewer | City of Columbia (upon annexation and extension) |
| Water | City of Columbia (upon annexation) |
| Fire Protection | City of Columbia (upon annexation) |
| Electric | Boone Electric |

ACCESS

| | |
|--------------------------------|---------------------------------|
| Mexico Gravel Road (PP) | |
| Location | Along southern edge of property |
| Major Roadway Plan | Major Arterial; unimproved |
| CIP projects | N/A |
| Sidewalk | Unimproved |

PARKS & RECREATION

| | |
|--------------------------------|-----------------------------------|
| Neighborhood Parks | Closest park is Indian Hills Park |
| 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 of a public information meeting, which was held on June 12, 2018. 20 postcards were sent.

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| Public information meeting recap | Number of attendees: 6 (including 2 applicants) Comments/concerns: Seeking information on process and extension design; concerns with City boundary coming closer |
| Notified Neighborhood association(s) | Garden City Homeowner Association |
| Correspondence received | None to date |

Report prepared by Rachel Bacon

Approved by Patrick Zenner