

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 22, 2018**

**SUMMARY**

A request by Crockett Engineering Consultants (agent) on behalf of J. Blaine and Ann A. Alberty (owners) to annex 10.0 acres of Boone County A-1 (Agricultural) zoned land into the City of Columbia and apply M-N (Mixed-Use Neighborhood) as permanent zoning. The subject site is located at the southwest corner of Highway KK and Scott Boulevard, and addressed as 5800 Hwy KK. (**Case #18-42**)

**DISCUSSION**

The applicant is seeking to annex approximately 10 acres into the City of Columbia and permanently zone the property M-N. The property is Lot 1 of the *River Hills Estates*, a County subdivision that was approved in 1976. The site is currently located within unincorporated Boone County and is zoned A-1, which requires a ten-acre minimum lot size. The site is bordered on the east, west and south by property with the same County A-1 zoning. To the north, is the site of the Beulah Ralph Elementary School which is zoned City R-1 (Single-family dwelling).

The properties surrounding the site that are outside the City share a similar development pattern with the subject property. The sites are large lot parcels, with minimal development that include a single-family structure and some with accessory structures. There is PD (Planned Development) zoning at the northeast corner of Route KK and Scott Boulevard, with an approved development plan for *Wyndham Commercial Corner*. The majority of the PD zoned property in this location is used for residential, with the commercial component taking up 2.5 acres near the southwest corner. It is approved for a daycare and a 5,000 square-foot commercial building, and the site is currently under construction. The site plan is attached for reference.

Regarding the subject site's current status, there is a residential structure and associated accessory structures on the property. There are no other existing uses on the site. The subject site includes one existing body of water, with minimal tree coverage. The site has contiguity with the City's existing municipal boundary along its entire north property line. The site can be served by utilities, but an approximately 3,000-foot sewer extension will be required.

**Zoning and Comprehensive Plan Considerations -**

The Comprehensive Plan's future land use map identifies the entire property as being located within a "Neighborhood District". While typically thought of as only residential, the Neighborhood District designation includes the potential for commercial nodes that would provide neighborhood commercial services, which is an important tool for creating healthy and desirable neighborhoods. The M-N district is considered a mixed-use district that allows certain commercial uses, and will also allow a variety of residential uses, from single family to multi-family.

If zoned M-N, the 10-acre site would be permitted a mix of uses that could be utilized depending on future market conditions. Higher density residential uses surrounding potential commercial uses would provide a critical mass of customers to sustain the commercial uses. This also has the added benefit of encouraging higher densities of residents near transportation nodes that would yield opportunities for the City provide more efficient public transportation in the future should population levels warrant it. With the property to the north is already annexed into the City and developed with single-family

residential uses and an elementary school, there is already a market in place that the commercial zoning could draw upon for support.

The location of the property at the intersection of major roadways is also consistent with the recommendations for a commercial node. Locating commercial centers approximately one-half mile apart aligns with desired street connectivity goals for major roadway intersections, and the spacing distance would reflect the distance that people will generally walk to access services, which is traditionally approximately one-quarter mile. Looking at the broader development pattern, the next major roadway intersection that includes zoning to allow commercial uses is south of this site, at the intersection of Highway K and Scott Boulevard, which is slightly more than one mile away.

One possible caveat with the proposed M-N zoning is that the area to the south of the property is currently developed as relatively low-density residential. Such a development pattern would likely not provide the optimal density to help support the neighborhood commercial zoning at this time. This area may re-develop over time and possibly choose to annex into the City providing an opportunity for it to develop more densely which would better support to the proposed commercial zoning. However, one obstacle for the development of this area is the availability of sanitary sewer. Similar to the subject property, there is no nearby sewer main to which properties can connect.

At this time, just like the subject property, properties generally to the south and west will be required to construct sewer force mains over a significant distance in order to connect to the City's sewer service. One of the benefits of the mixed-use designation is that the uses are more flexible to react to current realities on the site. If little further development occurs in the surrounding area, then future development on this site may be lower-density residential. Alternatively, if a market develops for additional commercial uses, with surrounding higher density residential, these permitted uses would already be in place without the need to rezone.

As a note, the subject site is not presently contained within the Urban Service Area (USA) as presented in Columbia Imagined. This does not prevent the annexation of the property as Columbia Imagined lays out possible considerations when analyzing a site that is outside of the USA. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered.

At this point, no public investment will be involved in the extension of services to the site – such costs will be borne by the applicant. It is worth noting that the USA was intended to include areas that could be served by City sanitary sewer service, and areas that would be served in the near future due to existing CIP projects that would extend City sewer mains. If annexed, the most likely scenario to provide sewer service in the future is the construction of a new force main from the site to a location approximately 3,000 feet northeast of the property, along Route KK. While sewer availability could weigh on the Council's consideration to annex the property, the decision on a permanent zoning designation is based on a land use compatibility analysis reflective of current and future needs and the goals and objectives of the City's adopted comprehensive plan.

## **Conclusion**

Overall, staff finds that the proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined, is compatible with adjacent zoning and land uses, and is appropriate for the subject property. The request has been reviewed by both internal and external agencies and is supported.

**RECOMMENDATION**

Approval of the requested M-N permanent zoning pending annexation.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- M-N Zoning District description
- Surrounding zoning graphic
- *Columbia Imagined* excerpts (page 121-124)
- *Wyndham Commercial Corner C-P Plan*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	10
<b>Topography</b>	Ridge in center of property; slopes away to north and south
<b>Vegetation/Landscaping</b>	Majority turf, limited trees
<b>Watershed/Drainage</b>	Mill Creek
<b>Existing structures</b>	Single-family, accessory structures

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County A-1
<b>Land Use Plan designation</b>	Neighborhood District,
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1, <i>River Hills Estates</i>

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia (upon annexation and extension)
<b>Water</b>	Consolidated Water District #1
<b>Fire Protection</b>	City of Columbia (upon annexation)
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Highway KK</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Major Collector (partially unimproved & MoDOT maintained). 76-foot ROW (38-foot half-width) required to be dedicated in the future if needed.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Parital sidewalks near intersection, pedway required along one side of minor arterial. Required upon redevelopment.

<b>Scott Boulevard</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Minor Arterial (partially unimproved & County maintained). 100-foot ROW (50-foot half-width) required to be dedicated in the future if needed.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Parital sidewalks near intersection. Required upon redevelopment.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	No park within ½ mile; located within secondary priority park acquisition area
<b>Trails Plan</b>	No planned trail within ½ mile
<b>Bicycle/Pedestrian Plan</b>	Minor arterial cross section includes pedway along Scott Boulevard

**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.

<b>Public information meeting recap</b>	Number of attendees: 1 (includes applicant) Comments/concerns: None
<b>Notified neighborhood association(s)</b>	Thornbrook HOA, Windham Ridge HOA
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner