

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 18, 2016**

SUMMARY

A request by Gary and Julie Durnil and Richard Ouk (property owners) to annex approximately 3.92 acres into the city and have R-1 (One-Family Dwelling District) zoning assigned to the property as its City zoning. The subject properties are located on the southwest corner of Wyatt Lane and E Wilson Turner Road, and addressed 5380 E Wilson Turner Road (Durnil parcel) and unaddressed (Ouk parcel).

DISCUSSION

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning pending annexation of the subject property on April 4, 2016. The proposed zoning is equivalent to the site's existing Boone County R-S (Single-family Residential) zoning designation, and is consistent with both the current use of the land as well as the single-family use and zoning of the surrounding properties.

The Durnil property is currently served by a failing septic tank, and the applicants are petitioning for voluntary annexation into the city so that they may connect to the City's sewer system. The Durnil parcel is developed with a single-family home. The Ouk parcel is undeveloped. No additional development or redevelopment of either property is planned at this time. Both properties are located within the City's Urban Service Area.

RECOMMENDATION

Staff recommends approval of R-1 as permanent City zoning pending annexation

ATTACHMENTS

- Locator maps

SITE HISTORY

Annexation Date	Pending annexation on April 4, 2016
Existing Zoning District(s)	County R-S (Single-family Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lots 1 & 2, Wyatt Lane Acres Block 2

SITE CHARACTERISTICS

Area (acres)	3.92 acres
Topography	40-foot decline from north to south
Vegetation/Landscaping	Mix of grass and trees
Watershed/Drainage	Hinkson Creek
Existing structures	One single-family home

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	Boone County R-S	Single-family
South	City R-1	Single-family
East	R-1	Single-family
West	R-1	Single-family

UTILITIES & SERVICES

Sanitary Sewer	City sewer service
Water	City
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	City

ACCESS

Wyatt Lane	
Location	East side of site
Major Roadway Plan	Major collector
CIP Projects	10+ year: Wyatt Lane street maintenance, and intersection improvements at Wyatt Lane & Thompson Road

Wilson Turner Road	
Location	North side of site
Major Roadway Plan	Local residential street
CIP Projects	None

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park is approximately 2/3 mile south. Site is in a Secondary Priority Park Acquisition Service Area
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	Waytt Lane is designated as a key bike/pedestrian corridor. Complete street standards, including bike lanes and sidewalks, should be included upon reconstruction.

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 26, 2016.

Public Information Meeting Recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s) Notified	Deer Ridge; Garden City
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner