

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 21, 2018**

**SUMMARY**

A request by Crockett Engineering Consultants (agent) on behalf of Alan E. Easley Trust and Virginia Easley DeMarce Declaration of Trust (owner), Valley View Gardens, Inc. (owner), and Bristol Lake Home Owners Association Number 1, Inc (owner) to annex 18.88 acres, 11.22 acres and 0.79 acres, respectively, into the City of Columbia and apply R-1 (One-family Dwelling) as permanent zoning. The subject sites are zoned County A-1 (Agriculture), and generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road. (**Case #18-109**)

**DISCUSSION**

The applicants are seeking to annex approximately 30.89 acres into the City of Columbia and permanently zone the property R-1. The site consists of three separate properties with three separate owners, and they are currently located within unincorporated Boone County and zoned A-1, which requires a ten-acre minimum lot size. In addition, a preliminary plat for the property has been submitted for consideration as case #18-30.

The site is bordered on the north by similar County A-1 zoned property which is generally undeveloped. Additional County zoning lies to the west of the site, across Bearfield Road, that is zoned A-2 and includes some larger lot, County residential development. The site abuts the City's municipal boundary to the south, where the zoning is PD (Planned Development). Abutting the site to the south is the Bristol Lake Subdivision, along with an undeveloped parcel at the northwest corner of Bearfield and Gans Road.

Regarding the subject site and its current status, there are currently several existing buildings on the Valley View Gardens tract; this includes a single-family structure along with several accessory buildings, as well as some tree coverage in the southwest and east portions of the property. The Bristol Lake HOA tract almost entirely consists of an existing stormwater management pond, and the Easley tract, the largest of the three, also includes tree cover mostly on the east side of the property and along Clear Creek and another unnamed tributary running along its north boundary. The site has contiguity with the City's existing municipal boundary along its entire south property line and is able to be served by utilities.

**Zoning and Comprehensive Plan Considerations -**

The Comprehensive Plan's future land use map identifies the majority of the property as being located within a "Neighborhood District", with the far north of the property in the area near Clear Creek as "Open Space/Greenbelt". In addition, the entire site is identified as "Sensitive Area" for its inclusion in the Bonne Femme Watershed (BFW) Plan area due to its location within the Bonne Femme Watershed study area. The plan includes several recommendations that are meant, among other goals, to mitigate impacts of development on water quality within the waterways in the vicinity, especially those that affect unique areas such as the Devil's Icebox Recharge Area.

The permanent zoning of the property to R-1 would be generally compatible with surrounding City development to the south and consistent with the expected Future Land Use per Columbia Imagined's "Residential" designation. The use for the site would be limited to single-family use only.

In regards to the BFW Plan, which can be found [linked here](#), the plan includes numerous

recommendations, some of which are applicable to development and have been adopted by the City. These include stream buffer protections, which are required to be reflected on the associated preliminary plat, and which limit development within areas designated as such.

Many of the surrounding sites were zoned PD in the past due to their inclusion in the BFW Plan, which allowed conditions to be attached to proposed development that sought to mitigate water quality issues. More specifically, the PD zoning to the south, which is part of the annexation now known as Discovery Park, allowed for stormwater regulations to be applied to proposed developments since the City had not yet adopted such protections. Since that time, the City has enacted a stormwater quality ordinance, which places restrictions on the development of this site to ensure that water quality is met. If Council so chooses, additional stipulations could be applied to enhance water quality, but staff has no additional recommendations at this time regarding the BFW Plan.

The subject site is presently contained within the Urban Service Area (USA) as presented in Columbia Imagined. The site can connect to an existing 8-inch City sewer main that crosses the southwest corner of the site and an 18-inch main located in the northwest corner of the site as well.

**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 R-1 permanent zoning pending annexation.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Surrounding zoning graphic

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	30.89
<b>Topography</b>	Ridge along the east side of property, sloping down generally towards Clear Creek to the west
<b>Vegetation/Landscaping</b>	Patches of Tree coverage in south and north along creeks.
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	Single-family structure, several accessory structures

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County A-1 (Agricultural District)
<b>Land Use Plan designation</b>	Neighborhood District, Open Space/ Greenbelt, Sensitive Area
<b>Previous Subdivision/Legal Lot Status</b>	Not a legal lot

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	City of Columbia (service extension required)

**ACCESS**

<b>Bearfield Road</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Major Collector (unimproved & Boone County maintained). 66-foot ROW (33-foot half-width) required to be dedicated.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Located within Philips Park service area
<b>Trails Plan</b>	Planned Clear Creek trail to the north
<b>Bicycle/Pedestrian Plan</b>	Planned Clear Creek trail to the north

**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 May 1, 2018.

<b>Public information meeting recap</b>	Number of attendees: 1 (excluding applicant) Comments/concerns: No specific concerns
<b>Notified neighborhood association(s)</b>	The Village at Bearfield HOA
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner