

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 9, 2024**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC (owners), seeking assignment of R-1 (One-Family Dwelling) zoning to a 29.68-acre parcel of property as the site's permanent city zoning upon annexation. The subject site is currently zoned Boone County A-R (Ag-Residential) and A-1 (Agriculture), and is located at southwest of the Richland Road and Olivet Road intersection, on the west side of Olivet Road south of property known as 251 Olivet Road.
(Case # 141-2024)

DISCUSSION

The applicants are seeking approval of R-1 permanent zoning, pursuant to annexation, of their 29.68-acre parcel located on the west side of Olivet Road between Richland and Turner Farm Roads. The subject site is currently zoned Boone County A-R, with three small areas of A-1 along the southern edge of the parcel, near the South Fork of the Grindstone Creek. Adjacent county parcels to the south and east, across Olivet Road, are zoned A-1. Another parcel immediately northeast of the subject tract addressed as 251 Olivet Road is zoned A-R and is improved with a single-family residence.

The applicants have submitted a request to revise the Richland Estates preliminary plat (Case #142-2024) for concurrent review, which seeks to reconfigure the lots within that development and incorporate the subject acreage into the development layout. The subject acreage, prior to seeking permanent zoning and annexation, obtained preliminary plat approval from Boone County as "Oak Mill Estates," a 20-lot single-family development. The revised Richland Estates preliminary plat would result in the creation of a development containing a total of 251 residential lots and 21 common lots. The proposed revision represents an increase of 86 residential lots and 6 common lots over the combined 126.70-acres of land. According to the applicants, the revision has been precipitated by a shift in home buying trends showing demand for smaller lots than those originally approved within the Richland Estates and Oak Mill Estates subdivisions.

The subject parcel lies within the Neighborhood District as defined by the city's comprehensive plan, Columbia Imagined. The Neighborhood District is intended to accommodate a broad mix of residential uses and also supports a limited number of nonresidential, neighborhood-oriented uses serving nearby residents. Uses permitted by-right in the requested R-1 zoning include one-family residences, small group homes, a number of community service uses, and religious institutions; all of which are considered to be consistent with the Neighborhood District designation of the comprehensive plan.

The subject parcel is also located within the East Area Plan (EAP) study area, which encompasses land from the interchange of Highway 63 and I-70, southeast beyond the intersection of Rangeline and New Haven Roads. Per the EAP future land use map, the subject parcel lies within the 'Residential Areas' boundary, with protected 'Agricultural Areas' lying further to the southeast near the intersection of Turner Farm and Olivet Roads. This intersection lies on a ridgeline between the Grindstone and Clear Creek watersheds, providing a clear demarcation for the eastern limits of Columbia's suburban development. The EAP designates 'Residential Areas' to be appropriate for single-family development, with special consideration to pockets of higher densities.

The proposed permanent zoning has been reviewed by staff and external agencies and is believed to be consistent with the goals and objectives of Columbia Imagined and the East Area Plan. City staff has not identified any issues with capacity to serve the proposed development with necessary utilities.

The property lies between two significant traffic nodes (Richland and WW) within the area delineated for residential uses in the EAP. The requested zoning is compatible with the adjacent land uses, and is appropriate for the property, subject to approval of the associated annexation request.

RECOMMENDATION

Approve the permanent zoning request for R-1 zoning, pursuant to Council approval of annexation of the property into the City’s corporate limits.

ATTACHMENTS

- Locator Maps
- Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	29.68 acres
Topography	Varies, drainage channels near center of site drain to south, where they empty into the South Fork, Grindstone Creek
Vegetation/Landscaping	Predominant pastureland, wooded on southern edge and along drainage channels
Watershed/Drainage	Grindstone Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County A-2 (Agriculture Residential) & A-1 (Agriculture)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Survey tracts, platting required prior to issuance of construction permits

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Boone County Fire Protection District. Upon annexation shared with City of Columbia as primary provider.
Electric	Boone Electric

ACCESS

Olivet Road	
Location	East side of parcel
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

PARKS & RECREATION

Neighborhood Parks	No existing parks within 1 mile (Eastport Park 1.5 miles NW)
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 via public information postcards on April 11th of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on April 23rd, advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	None
Correspondence received	No formal comments received.

Report prepared by Rusty Palmer

Approved by Patrick Zenner