

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 18, 2017**

SUMMARY

A request by A Civil Group (agent) on behalf of Charles and Misty Keene (owners), seeking annexation of their property at 3500 Wellington Drive and permanent City zoning of R-1 (One-family Dwelling) upon annexation. The property consists of 3.37 acres and is currently zoned Boone County R-S (Residential Single-Family). **(Case # 17-114)**

DISCUSSION

The applicants are proposing the annexation of their property, located at 3500 Wellington Drive, in order to connect to City sewer service. The Keene's currently maintain an onsite sewer system, which is beginning to fail. They would like to connect to the City's sewer utility in order to remove their outdated system. Connection to the city sewer requires annexation. The sewer to which the Keene's home will connect is directly to the west of their property within the Wellington Estates development.

Benedict Road, along the eastern edge of the site, is designated as a future major collector roadway on the CATSO Major Roadway Plan. Therefore, any replatting or redevelopment of this lot will require the dedication of additional road right-of-way for Benedict Road. However, no such concessions are required at the time of annexation.

The proposal has been reviewed by staff, and meets all applicable City Zoning and Subdivision standards. The existing sewer lines to which the lot would connect have available capacity. The requested permanent R-1 zoning is supported by staff and is consistent with the adjacent zoning and development patterns.

RECOMMENDATION

Approval of the annexation of Lot 17 of Wellington Estates Plat 4

ATTACHMENTS

- Locator maps

HISTORY

Annexation date	NA
Zoning District	R-S (Residential, Single-Family District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 17, Wellington Estates Plat 4

SITE CHARACTERISTICS

Area (acres)	3.37 acres
Topography	Steady slopes to Southeast and Southwest, away from existing home, on either side
Vegetation/Landscaping	Turf and Residential Landscaping
Watershed/Drainage	Perche Creek
Existing structures	1 single-family home

UTILITIES & SERVICES

Sanitary Sewer	Private
Water	City of Columbia
Fire Protection	Boone County Fire Protection District will become City of Columbia upon annexation.
Electric	City of Columbia

ACCESS

Wellington Drive	
Location	Along West edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Required upon replatting or redevelopment of the property

Benedict Road	
Location	Along East edge of property
Major Roadway Plan	Future Major Collector
CIP projects	N/A
Sidewalk	Required upon replatting, redevelopment of the subject property or widening of the roadway

PARKS & RECREATION

Neighborhood Parks	0.7 miles northwest of Indian Hills Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A