

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 6, 2019**

SUMMARY

A request by Brush & Associates (agent) on behalf of James & Gina Harris (owners) seeking to rezone two parcels (containing 3 lots) from PD (Planned District) to A (Agriculture). The subject parcels are located on the south side of St. Charles Road approximately 700 feet east of Dorado Drive. Parcel 1 (2 lots) contains 1.29 acres, and Parcel 2 (1 lot) contains 0.61, for a total of 1.70 acres. **(Case #101-2019)**

DISCUSSION

The applicants are seeking to rezone two parcels of property (consisting of 3-lots) on the south side of St. Charles Road approximately 700 feet east of Dorado Drive from PD (Planned District) to A (Agriculture District). The request would result in the parcels being zoned consistently with the applicant's adjoining property to the south. The two parcels sought for rezoning are part of a larger 5-lot land acquisition that the applicants purchased for the purposes of building their private home. In July 2018, the southern 10 acres of the applicant's property, upon which the home is built, was annexed and zoned A (Agriculture). Concurrently with the annexation action, the stem providing access to the 10 acre parcel was rezoned from PD to A and subsequently combined via a platting action with the 10 acres to establish roadway frontage along St. Charles Road.

In addition to the desire to have consistent zoning across all their commonly owned lots, this request has been precipitated by the applicants being informed that the 10 acre parcel upon which the home has been constructed does not have direct access to a public sewer. The parcel to the northeast of the stem serving the homesite has an existing sewer main located upon it. To ensure compliance with City policies prohibiting the extension of a sewer lateral over an adjoining property, the applicants will be required to replat the parcel to the northeast and the 10 acre homesite into a single lot. The applicant, via separate action, is proposing that not only the parcel to northeast be combined with the homesite parcel, but also the parcel to west of the stem be combined. Such action would result in all commonly owned lots becoming a single parcel.

While a replat of the PD parcels and the 10 acre A-zoned land could be processed, such action would require amendment of the PD plan. However, the PD plan in question has expired meaning that any future development of the PD property as originally envisioned would necessitate full compliance with the existing UDC's standards. The applicants have no intention of developing a multi-family project on the subject parcels. This lack of intention is supported by the fact that they seek A (Agriculture) zoning and have submitted a consolidation plat to combine all their adjoining lots.

It should be noted that neither of the subject parcels meets the minimum 2.5 acres needed to rezone land to the A (Agriculture) district on their own. However, as noted above, the applicants have submitted a consolidation plat to combine all of the adjoining lots under their ownership. Given that the consolidation plat has been submitted and will be concurrently

introduced to Council with this rezoning request, staff believes it is appropriate to take action on this matter.

Staff finds the applicant's requested A (Agriculture) zoning is appropriate in this location. The rezoning in conjunction with the consolidation plat will ensure unified zoning across the applicant's property. Furthermore, such action removes expired PD zoning from the adjoining parcels and resolves the issue of the homesite not having direct access to a public sewer main.

RECOMMENDATION

Approve the requested rezoning from PD to A.

SUPPORTING DOCUMENTS (ATTACHED)

Locator maps

SITE CHARACTERISTICS

Area (acres)	1.7 acres
Topography	Slopes generally to the North and West, high point at SE
Vegetation/Landscaping	Wooded
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	PD (Planned District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lots 1-3 of Terebinths Subdivision Plat 1 and survey tract

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia upon annexation.

ACCESS

St. Charles Road	
Location	Access point at northern edge of property
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	Approximately 200' east of Hominy Creek Trail St. Charles Road crossing location
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 185 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 April 16, 2019. 11 postcards were sent.

Public information meeting recap	Number of attendees: 2 (owners) Comments/concerns: None received
Notified neighborhood association(s)	Avalon HOA, Woodridge NA
Correspondence received	None to date.

Report prepared by Rusty Palmer
Zenner

Approved by Patrick