



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 3, 2024

Re: Richland Olivet Farms, LLC Annexation – Permanent Zoning (Case # 141-2024)

Executive Summary

Approval of this request would establish permanent City R-1 (One-family Dwelling) district zoning on a 29.68-acre parcel of land located approximately ¼ mile southwest of the intersection of Olivet and Richland Roads immediately south of property addressed 251 Olivet Road, subject to approval of its requested annexation (Case #164-2024) into City's corporate limits.

Discussion

Crockett Engineering (agent), on behalf of Richland Olivet Farms, LLC (owners), seeks approval of R-1 zoning on a 29.68-acre parcel located approximately ¼ mile southwest of intersection of Olivet and Richland Roads, pursuant to annexation of the property into city's corporate limits. The subject site is currently zoned Boone County A-R (Ag-Residential) and A-1 (Agriculture), with a similar mix of zoning on adjacent Boone County parcels to the southeast.

The adjacent parcel to the northwest lies within the City and contains the tract for which the preliminary plat, known as "Richland Estates," was approved with an accompanying development agreement on June 20, 2023. This neighboring R-1 tract is also owned by the applicant. The subject parcel is proposed to be included in a revised preliminary plat to be known as, "Richland Estates Plat No. 2." (Case # 142-2024). The revised preliminary plat reconfigures the street network as well as reduces the lot sizes shown on the existing Richland Estates preliminary plat. 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. The subject property, 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 subject parcel lies within the Neighborhood District within Columbia Imagined, and is also located within the East Area Plan study area. According to the East Area Plan future land use map, the subject parcel lies within the 'Residential Areas' boundary, with protected 'Agricultural Areas' lying southeast of the site. The Plan designates 'Residential Areas' to be appropriate for single-family development, with special consideration to pockets of higher densities. 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 Road and Highway WW) within the area delineated for residential uses in the Plan.



The requested zoning is compatible with the adjacent land uses, and is appropriate for the property, subject to approval of the associated annexation request.

The Planning & Zoning Commission heard this case at their May 9th, 2024 meeting. Staff presented their report and the applicant gave an overview of the request. No members of the public spoke with regards to the requested permanent zoning. Following limited Commission discussion, a motion was made to approve the request for R-1 permanent zoning, pursuant to annexation, and the motion passed by a vote of 6-0 with one abstention.

The Planning and Zoning Commission staff report, locator maps, zoning graphic, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant. Depending on construction completion, additional costs may be incurred for maintenance of newly installed infrastructure and increased public safety and service provision (i.e. trash collection). Incurred costs are dependent on subdivision development.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Infrastructure

Legislative History

Date	Action
06/03/2024	Held required public hearing
05/20/2024	Set public hearing on annexation. (R100-24)

Suggested Council Action

Approve the requested R-1 permanent zoning on the subject parcel, pursuant to annexation of the parcel into the City's corporate limits.