



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: 5170 S. Scott Boulevard - Assignment of Permanent Zoning (Case #216-2021)

Executive Summary

Approval of this request would assign R-1 (Single-Family Dwelling) district zoning to approximately 2.1 acres addressed as 5170 S. Scott Blvd upon annexation.

Discussion

Engineering Surveys and Services (agent), on behalf of Chris and Tracy Bach (owners), are seeking approval to apply R-1 (Single-Family Dwelling) district zoning on 2.1-acres of property upon annexation. The site is located on the east side of Scott Boulevard approximately 0.25 miles north of the intersection of S. Scott Boulevard and Steinbrook Terrace and west of S. Persimmon Road. The subject acreage is contiguous to the City's municipal boundary along its western property boundary across S. Scott Boulevard.

The property is currently located within unincorporated Boone County and is zoned A-2 (Urban Agriculture). The requested R-1 zoning is generally consistent with the present County zoning and compatible with surrounding city property which is principally zoned R-1 as shown on the City/County zoning graphic (attached). The existing development pattern is single-family residential which is consistent with "residential" designation of the Columbia Imagined Comprehensive Plan's Future Land Use Map.

Concurrent with the introduction of this request is the required public hearing (Case # 215-2021) on the associated annexation of the subject acreage. The memo for Case #215-2021 provides information relevant to the annexation request and which in part states that the site is located within the City's Urban Services Area and can be served by all City utilities except electric (the parcel is within the Boone Electric service territory). The memo further states Fire protection would be jointly provided by the City of Columbia and Boone County Fire Protection District.

It should be noted, that if the annexation is approved a subdivision plat will be required in the future to bestow legal lot status upon the property. Such plat would need to dedicate right-of-way for the future extension of Crabapple Lane (an unfunded planned neighborhood collector on the parcel's southern boundary) from its current terminus, east of this site, to S. Scott Boulevard.

The Planning and Zoning Commission considered the permanent zoning request at their August 5, 2021 meeting. Staff gave its report and there was limited discussion on the dedication of right of way for the future Crabapple extension. The Commission made a



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motion to approved the requested permanent zoning of R-1, upon annexation, which passed 8-0.

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

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. 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: Reliable Infrastructure, Secondary Impact: Inclusive Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
09/07/2021	Set public hearing on the annexation. (Res. 142-21)

Suggested Council Action

Approve the requested R-1 zoning, upon annexation, as recommended by the Planning & Zoning Commission.