



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Lot 17, Wellington Estates – Permanent City Zoning (Case #17-114)

## Executive Summary

Approval of this request would result in the establishment of R-1 (One-family Dwelling District) zoning as permanent City zoning and the annexation of property addressed 3500 Wellington Drive into the City of Columbia.

## Discussion

The applicant, A Civil Group (agent), on behalf of Charles and Misty Keene (owners), are seeking permanent City of Columbia R-1 (One-family Dwelling) district zoning upon their 3.37 acre property located at 3500 Wellington Drive subject to its annexation into the city limits. The subject acreage is contiguous to the city on a portion of its southern boundary and lies across public rights-of-way from the City's corporate limits to both the east and west. The site is currently zoned Boone County R-S (Single-family Residential) which is consistent with the City's R-1 zoning district.

The purpose for annexation is to permit connection to the City's public sewer. The property owners currently maintain an on-site sewer system, which is beginning to fail. Annexation would permit them to connect to the City's sewer utility in order to remove their outdated system. The sewer to which the Keene's home will connect is directly to the west of their property within the Wellington Estates development and is capable of receiving additional flow.

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 Planning and Zoning Commission considered this proposal at their May 4, 2017 meeting. Commissioners inquired about who would be responsible for the costs associated with connecting the property to sewer service. Staff advised the Commission that the property owner would be responsible for installation of a public sewer main onto their property, as well the private service lateral to their home. Following additional discussion, the Commission voted 8-0 in favor of the requested R-1 zoning upon annexation.

A copy of the Planning Commission staff report, locator maps, annexation exhibit and meeting 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 applicant.

Long-Term Impact: Public sewer maintenance, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, Secondary Impact: Community Facilities & Services, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
6/5/2017	Approved annexation public hearing date (R71-17)
5/4/2017	Planning and Zoning Commission recommended approval of the annexation and R-1 permanent zoning. (8-0)

## Suggested Council Action

Approve R-1 (One-family Dwelling District) as permanent City zoning and annexation of Lot 17 of Wellington Estates, as recommended by the Planning and Zoning Commission.