



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 4, 2024

Re: 1301 S. Olivet Road Annexation – Permanent Zoning (Case # 54-2024)

Executive Summary

Approval of this request would establish a mix of R-1 and R-2 zoning on a 67.59-acre parcel of land located at 1301 S. Olivet Road, subject to approval of the concurrent annexation request (Case #100-2024) into City's corporate limits. A verified protest petition has been received with respect to this request that requires, per Section 29-6.4(n)(1)(ii)(E) of the Unified Development Code, approval of the proposed permanent zoning by an affirmative vote of 2/3-thirds (5 of 7) of the seated and not disqualified Council members at the time action is taken.

Discussion

A Civil Group (agent), on behalf of Marilyn E. Brown (owner), seeks approval of a mix of residential zoning districts on the 67.59-acre parcel located west of Olivet Road upon annexation of the property into city's corporate limits. The proposed zoning mix would include 37.59 acres of R-1 (One-Family Dwelling) and 30.0 acres of R-2 (Two-Family Dwelling). The subject site is currently zoned Boone County A-1 as are adjacent Boone County parcels to the north, east, and south. Adjacent parcels to the west lie within the City and are zoned R-1.

The western 37.59 acres of the subject site is proposed as R-1 zoning, with the proposed R-2 located on the eastern end of the site toward Olivet Road. Contextual land uses in the immediate vicinity include agricultural and single-family uses. The requested residential zoning districts are consistent with the "Neighborhood District" of the City's 2013 comprehensive plan as well as 2010 East Area Plan's "residential" designation. Based on the adopted comprehensive plan, a Neighborhood District is intended to accommodate a broad mix of residential uses, and low-impact commercial uses.

The proposed increase in development densities on the subject site would be supported by the fact that the site is located within the City's Urban Services Area. Sewer will be provided by the City upon annexation via a sewer main extension from the Old Hawthorne development immediately west of the subject parcel. The subject parcel is centrally located within the East Area Plan study area. The boundaries of the EAP encompass the area from the interchange of Highway 63 and I-70, southeast beyond the intersection of Rangeline and New Haven Roads. Per the EAP's future land use map, the subject parcel lies within the 'Residential Areas' boundary, with 'Agricultural Areas' lying to the southeast of the intersection of Turner Farm and Olivet Roads. The provisions of the East Area Plan note the value of residential land use diversity as a means of accommodating evolving residential needs.



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The CATSO Major Roadway Plan designates Olivet Road as a minor arterial roadway and Turner Farm Road as a neighborhood collector. Turner Farm Road is planned to extend across the subject parcel near its southern boundary until it meets Burghley Drive another planned north-south major collector near the western boundary of the site. These planned roadways are accommodated on the preliminary site plan provided by the applicant along with a connection to the west into the Old Hawthorne development via Shallow Ridge Road which is presently stubbed to the western boundary of the subject site.

The Planning & Zoning Commission heard this case at their February 8th, 2024 meeting. Staff presented their report and the applicant gave an overview of the request. The applicant indicated that they do not have any plans to develop the property at this time and were requesting the zoning to be proactive in planning for the future of their property. The applicant also noted that the UDC would now permit a developer to mimic the housing mix provided within the Old Hawthorne development without the use of a planned district. The applicant indicated a desire to provide a mix of single-family homes, with traditional detached units in the proposed R-1 district and attached single-family units in the R-2.

A number of neighboring property owners spoke in opposition to the request for the R-2 zoning and noting acceptance of the proposed R-1. Many speakers raised concerns over traffic impacts on the current road network in terms of safety and traffic volume. Environmental impacts were also a primary concern given that the East Area Plan and comprehensive plan designate land immediately southeast of the subject site as a sensitive area. Speakers also expressed concern about the loss of the rural character within the region brought forth by the encroaching development.

Commissioners commented on the need for housing diversity and strategic applications of density where it is appropriate. Others Commissioners noted that the request was speculative in nature and does not account for the lack of alternative means of transportation, such as trails and transit. Commissioners, with one exception, generally indicated support of R-1 zoning upon approval of the annexation by City Council.

Following this discussion, a motion was made, and seconded, to approve the permanent zoning request as presented by the applicant, pursuant to annexation. However, prior to action being taken on the motion an amendment to it was made and approved (4-3) to divide the request into recommendations based on the requested zoning of each tract. The Commission then made motions to approve of the requested R-1 zoning on Tract 2 which passed (4-3) and the requested R-2 zoning on Tract 1 which failed (1-6).

As noted, a protest petition has been submitted with respect to this request. The petition has been verified as meeting the requirements of Section 29-6.4(n)(1)(ii)(E) of the UDC. As such, approval of the requested permanent zoning requires an affirmative vote of two-thirds (2/3) of the seated and not disqualified members of Council in office at time such action is taken.



The Planning and Zoning Commission staff report, locator maps, zoning graphic, public correspondence, protest petition, verified signatories, and protest petition map, public correspondence, 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
03/04/2024	Required public hearing
02/19/2024	Set public hearing on annexation. (R32-24)

Suggested Council Action

Given the Planning Commission's recommended action was taken in two motions, one of which was denied, this request is recommended for denial by the Planning Commission.