

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 10, 2021**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Boone Development, Inc. (owner) for approval to permanently zone 123.84 acres from County A-R (Agriculture Residential) to City R-1 (One-Family Dwelling) upon annexation. The subject site includes two parcels, one located on the south side of the Richland Road, approximately 4,000 feet east of Rolling Hills Road, and the other located to the south of that, and directly north of the Old Hawthorne development, and includes the address of 6450 E Richland Road. **(Case #106-2021)**

DISCUSSION

The applicant is seeking R-1 zoning as permanent zoning on approximately 124 acres of property upon approval of their request for annexation into the City of Columbia. The site is currently located within unincorporated Boone County and is zoned County A-R, which allows residential lots with a one-half acre minimum lot size.

The property to the south of the subject site is zoned City R-1 and PD (Planned Development) and is generally developed with single-family dwellings, however, the immediately abutting lots to the subject site are common lots within city-approved subdivisions that are part of the Old Hawthorne development. The surrounding parcels to the north, east and west are zoned Boone County A-R and are generally either undeveloped or developed with very low density single-family dwellings. Richland Road is adjacent to the site on its north property line.

The common lots along the subject site's southern boundary establish the required connectivity to the City's municipal boundary and permits the applicant to seek annexation of the subject site into the City. A concurrent rezoning request of these common lots (Case #107-2021) is to be considered along with this request for permanent zoning. Additionally, a concurrent request (Case #105-2021) seeks approval of a 169-lot preliminary plat known as *Old Hawthorne North* has been submitted. The subdivision plat incorporates both the subject site as well as the two lots requested to be rezoned.

The site is located within the Urban Services Area as depicted in Columbia Imagined and has access to the City of Columbia's sanitary sewer. The site would be served by Public Water District 9 and Boone Electric for water and electric, respectively..

Permanent Zoning

Changes in zoning are evaluated on how the zoning correlates with the City's comprehensive plan and how the zoning would impact and integrate with surrounding properties. Staff has reviewed the request and has the following observations.

- 1. The site is identified in Columbia Imagined as being within the Neighborhood District land use category.** The Neighborhood District permits all types of residential uses and R-1 zoning is generally consistent with that designation of the future land use map. However, there are specific goals within Columbia Imagined that R-1 zoning would not necessarily address. It does not provide for a variety of housing options, as R-1 typically supports single-family housing, although housing variety is not only provided by additional zoning districts, but is affected by lot size as well. Staff discussed the possibility of including small areas of zoning that would allow for higher residential

densities (R-2, R-MF) in appropriate locations in the development; however, the applicant indicated that they wished to pursue only R-1 zoning at this time. Based on the following findings, staff does not object to the site being zoned R-1.

Columbia Imagined highlights the need for zoning that will allow for a variety of housing options and as development occurs along Richland Road there will need to be locations for higher intensity zoning along the corridor. Intersections of arterial streets are a typical target for zoning beyond R-1 for both residential and commercial development. To the west of the site, at the intersection of Richland and Rolling Hills Road, the PD zoning in place allows both commercial and all residential types currently, and could provide the desired additional housing options.

In addition, CATSO is currently considering a reclassification of a north/south major roadway that borders the subject site to the east. The request would change the classification of this unnamed roadway from a minor arterial to a major collector and at the same time Olivet Road would change from a major collector to a minor arterial. If approved, the intersection of Olivet and Richland Road would become the intersection for two arterial roadways, and would be a good candidate for a development node that includes commercial and/or higher density residential in the future.

- 2. The site is identified in the East Area Plan (EAP) as being within the Residential Areas land use category.** The requested permanent zoning is consistent with the EAP's designation of Residential Area, which generally permits residential uses. Additional goals within the EAP identify the need for a variety of housing options which, as mentioned above, may not be addressed within the proposed zoning, but could be achieved in the context of the Richland Road corridor as well as the EAP area more broadly. It appears there are existing potential locations for higher density residential development to occur as well as future locations that may be appropriate at arterial intersections.

One additional goal of the EAP is the preservation of natural features on the site, with a specific recommendation to create guidelines for a conservation subdivision. In short, a conservation subdivision sets aside large portions of acreage within a subdivision as common lots that are accessible to all residents. This is in contrast to subdivisions with little common open area, and large-area residential lots. The City does not have adopted standards for the development of conservation subdivisions, so there is no current requirement or framework for the application of this goal. However, it is worth pointing out potentially relevant EAP goals that have not yet been addressed through code revisions.

- 3. The site is currently zoned County A-R, which allows for half-acre residential development.** The requested permanent zoning is a residential district, which is similar to its current zoning designation in the County; however, the City zoning will allow for smaller lots than the County.
- 4. Surrounding zoning land uses.** The site is generally surrounded by other single-family dwelling developments containing similar development density (south) and much lower density (east and west).

The subject site is within the Urban Service Area (USA) and can be served by the City sewer utility. There are no capacity issues in this area that would prevent the planned additional service lines from connecting. Staff concludes that the site is able to be adequately served with sanitary sewer.

Conclusion

Overall, staff finds that the proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined and the East Area Plan, is compatible with adjacent zoning and land uses, and is appropriate for the subject property. The request has been reviewed by both internal and external agencies and is supported.

RECOMMENDATION

Approval of the requested R-1 permanent zoning pending annexation of the property.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Zoning graphic

SITE CHARACTERISTICS

Area (acres)	123.84
Topography	Ridgeline runs from northeast of property to south; several drainage channels running east and west
Vegetation/Landscaping	Turf; areas of climax forest trees generally along property lines, along Richland, and along drainage channel flowing west
Watershed/Drainage	Grindstone Creek
Existing structures	Residential structure with accessory structures

HISTORY

Annexation date	NA
Zoning District	County A-R
Land Use Plan designation	<i>Columbia Imagined</i> : Neighborhood; <i>EAP</i> : Residential
Previous Subdivision/Legal Lot Status	Unplatted

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	BCFD/City of Columbia
Electric	Boone Electric

ACCESS

Richland Road	
Location	Along the north side of property
Major Roadway Plan	Major Arterial; Boone County maintained (100-106-foot ROW required; 50-53 half-width required); Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Sidewalks required

Cutters Corner Lane	
Location	Stubs to south side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required for extension); no additional ROW required.
CIP projects	None
Sidewalk	Sidewalks provided

PARKS & RECREATION

Neighborhood Parks	Partially within Eastport Park service area; also within Park acquisition service area
Trails Plan	Within North Fork Grindstone Trail area
Bicycle/Pedestrian Plan	Pedway proposed along Richland Road

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on May 12, 2021. Thirty-nine postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner