

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 6, 2016**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Tompkins Homes & Development, Inc. and Glen Smith Trust and Lillie Beatrice Smith (owners) to annex 90.8 acres into the City of Columbia, and to permanently zone the property R-1 (One-family Dwelling District). The subject site is located at the the western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard. **(Case #16-178)**

DISCUSSION

The subject property is currently located within unincorporated Boone County and is zoned R-S (Single-family Residential), which is consistent to the R-1 being requested. In addition to this permanent zoning request, a preliminary plat (Case #16-179) known as “Breckenridge Park” has also been submitted for concurrent consideration. The site has been previously reviewed by the Commission (Case #16-13) for annexation and zoning, but was withdrawn prior to Council consideration.

The applicant is requesting to permanently zone the site to R-1 to permit its development as single-family subdivision. The proposed use is consistent with its surrounding with the exception of the property that partially abuts the north boundary of the site, which is zoned agricultural. To the east is the Stoneridge Estates and the Quail Creek West Plat 5 (which is currently undeveloped) subdivisions, which are zoned R-1. To the south is a County R-S zoned subdivision known as Graystone, consisting of large-lot residential development. To the west is additional R-S zoned property that is currently vacant.

Comprehensive Plan Considerations -

The comprehensive plan’s future land use map identifies the property as being primarily located within a “Neighborhood District”, with smaller portions of the site being identified as “Sensitive Areas” (which highlight karst topography locations) and “Open Space/ Greenbelt” areas. The requested R-1 zoning for the site is considered consistent with the comprehensive plan’s intended use of the site. Additionally, the preliminary plat that is concurrently being considered illustrates how the site’s future improvement address the land use objectives of the comprehensive plan.

While staff considers the proposed zoning of the site to be consistent with the comprehensive plan’s land use objectives there are several other comprehensive plan elements that must be considered as it relates to the annexation of this property into the City’s corporate limits. The following information discusses some of those considerations, and are being provided for informational purposes.

The subject site is not presently contained within the Urban Service Area (USA) as presented in Columbia Imagined. This does not prevent the annexation of the property as Columbia Imagined lays out possible considerations when analyzing a site that is outside of the USA. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered. At this point, no public investment will be involved in the extension of services to the site – such costs will be borne by the applicant. In addition, the applicant has agreed to enter into a development agreement that would serve to offset off-site impacts that the development will create within the transportation network, and address other issues as well.

The site includes several types of environmental areas of interest within its boundaries. Being near the Perche Creek, the site has considerable slope along its west side - a portion which exceeds the defined "steep slope" designation of 15 percent. Located on some of these steep slopes and elsewhere within the site is climax forest. Additional discussion on these areas is included in the preliminary plat review (Case #16-179).

Columbia Imagined also identifies the site as including karst topography, which is indicated by existing sinkholes on the site. Currently, nothing with the City's regulations prohibit the development of a site with karst topography. The subdivision regulations, however, provide guidance that appropriate safeguards will be instituted to ensure that site development is conducted safely. Additional information is provided in staff's review of the preliminary plat (Case #16-179).

It is also important to note that Columbia Imagined is not a regulatory document, and thus the recommendations provided within it cannot by themselves require compliance. However, the recommendations are used as a tool to identify areas of concern that could be addressed by the applicant or through approval conditions on the annexation, zoning, or platting by Council.

Development Agreement Considerations -

A proposed development agreement has been prepared in cooperation with the applicant and staff in response to the requested annexation and development of the site's 90.8 acres. The agreement is currently undergoing final review by the applicant and their legal counsel.

The Development Agreement incorporates provisions that aimed at addressing development-related impacts that were identified during the initial stages of annexation review that were believed to warrant additional consideration. Topics included in the agreement deal with issues of securing right of way and improvements for Broadway, off-site impacts and improvements, future City trail connections and easements, and protection of a potential burial ground on the site. The proposed development agreement's execution will be included as part of the annexation request, a Council action, and a prerequisite to approval of any future final platting of the site.

Conclusion

Overall, staff finds that the proposed permanent zoning is consistent with the goals and objectives of Columbia Imagined, is compatible with adjacent zoning and land uses, 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.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Proposed preliminary plat
- Resident correspondence

SITE CHARACTERISTICS

Area (acres)	90.8
Topography	Generally flat along south and east edge, steep declining slopes to north and west; sinkholes
Vegetation/Landscaping	Wooded along north and west
Watershed/Drainage	Perche Creek
Existing structures	Single-family home, accessory buildings

HISTORY

Annexation date	NA
Zoning District	Boone County R-S (Single-family Residential)
Land Use Plan designation	Neighborhood District; Sensitive Areas; Open Space/Greenbelt
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	BCFPD, would become City upon annexation
Electric	City of Columbia

ACCESS

Smith Drive	
Location	Terminates at east side of property; extension required.
Major Roadway Plan	Not included in MRP. Inclusion as Major Collector; 66-foot ROW required
CIP projects	None.
Sidewalk	Sidewalks required with any future road construction.

Whitefish Drive	
Location	Terminates at SE corner of property; extension required.
Major Roadway Plan	Not included in MRP; 50-foot ROW required.
CIP projects	None.
Sidewalk	Sidewalks required with any future road construction.

Broadway	
Location	Future alignment proposed across northwest part of property.
Major Roadway Plan	Major arterial; 110-foot ROW dedication required.
CIP projects	None.
Sidewalk	Sidewalks required with any future road construction.

PARKS & RECREATION

Neighborhood Parks	Within Louisville Park service area
Trails Plan	Proposed Perche Creek Trail near west side of property
Bicycle/Pedestrian Plan	Broadway is identified as part of the bicycle and pedestrian network

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 a public information meeting, which was held on August 30, 2016.

Public information meeting recap	Number of attendees: 4 Comments/concerns: Traffic, street layout
Notified neighborhood association(s)	Stoneridge HOA; Kings Meadow Neighborhood Association
Correspondence received	None

Report prepared by Clint Smith

Approved by Patrick Zenner