

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 7, 2018**

SUMMARY

A request by Brush & Associates (agent) on behalf of James Harris (owner), seeking annexation and assignment of A (Agriculture) district zoning upon annexation for a 10-acre property located south of St. Charles Road and approximately 700 feet east of Dorado Drive. The owner is seeking annexation of the property in order to connect to City sewer services, and intends to combine this parcel with the adjacent lot to the north to create 1 single-family farm/home lot. **(Case # 18-105)**

DISCUSSION

Mr. James Harris (owner) is seeking annexation of approximately 10 acres into the City and desires to have it permanently zoned A (Agriculture) upon annexation. The property is currently located within unincorporated Boone County and is zoned R-S (Single-Family Residential). The requested agricultural zoning is similar in nature to the County's R-S zoning; however, the development density within would be significantly less. The A district requires a minimum 2.5 acre lot area and restricts the ability to subdivide a parcel into more than 2 lots without undergoing a rezoning action to a more conventional zoning district. The 10 acre parcel could be divided into a maximum of 2 lots and support a total of 4 homes. The parcel is heavily wooded, almost in its entirety, and is sought to be improved with a one single-family dwelling.

Cases #18-104 and # 18-106 are being concurrently presented with this requested annexation. Case # 18-104 proposes to rezone an adjoining (to the north) 0.61 acre lot which will be used as the means of ingress/egress to the annexation parcel. Case # 18-106 is a proposed final plat that will combine the subject parcel and the 0.61 acre lot into one parcel for a single-family home site.

The subject parcel has contiguity with the City's existing municipal boundary along its north and west property lines. The parcel is located in the City's Urban Services Area (USA) and can be served by City utilities. The property is in the City's water service area and electric service territory; however, Boone Electric facilities are also adjacent to the parcel. Access to City electric service would require a creek crossing whereas potential connection to Boone Electric facilities would not. As such, the applicant may request that the parcel be served by Boone Electric rather than City electric services.

Sanitary sewer exists along St. Charles Road and abuts the 0.61 acre lot to the north of the annexation parcel which is the subject of Case # 18-104. The annexation parcel and the lot to the north are proposed to be combined into a single lot per Case # 18-106; thereby, allowing extension of public sewer to the subject parcel. This adjacent lot also provides vehicular access onto St. Charles road. No further right-of-way dedications are required at this time; however sidewalks will be constructed along the property frontage.

The Comprehensive Plan's future land use map identifies the entire property as being located within the "Neighborhood District" classification. The Neighborhood District designation covers residential uses and the potential for commercial nodes that would provide neighborhood commercial services. The A zoning action is consistent with the Neighborhood District.

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to meet the UDC requirements. Furthermore, the request is considered consistent with the Comprehensive Plan and is compatible with adjacent zoning and land uses.

RECOMMENDATION

Approval of A zoning as permanent City zoning upon annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps

SITE CHARACTERISTICS

Area (acres)	10 acres
Topography	Slopes generally to the North and West, high point at SE
Vegetation/Landscaping	Wooded
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County R-S
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a Legal Lot

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia upon annexation.

ACCESS

St. Charles Road	
Location	Access point at northern edge of property
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	Approximately 200' east of Hominy Creek Trail St. Charles Road crossing location
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 185 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 May 1, 2018. 11 postcards were sent.

Public information meeting recap	Number of attendees: 2 (owners) Comments/concerns: None received
Notified neighborhood association(s)	Avalon HOA, Woodridge NA
Correspondence received	None to date.

Report prepared by Rusty Palmer

Approved by Patrick Zenner