



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 17, 2023

Re: 3901 N. Highway PP – Permanent Zoning (Case #97-2023)

Executive Summary

If passed, this request would assign R-1 (One-family Dwelling) zoning upon two parcels totaling 16.52 acres, subject to annexation. Related to this request, are proposals seeking annexation (Case # 131-2023) of the subject acreage and a revised preliminary plat of the Fox Creek Subdivision and associated design adjustment (Case # 94-2023). These associated cases appear under separate cover on the Council's April 17, 2023 agenda.

Discussion

Simon & Struempf Engineering (agent), on behalf of JR2 Development, LLC and Patterson Property Management, LLC. (owners), are seeking assignment of R-1 (One-family Dwelling) permanent zoning on two tracts totaling 16.52 acres, upon their annexation. The subject tracts are located immediately north and south of the existing Fox Creek Subdivision west of Highway PP. The parcels are currently zoned Boone County A-2 (Agriculture), with the northern tract containing 4.6 acres and the southern tract containing 11.92 acres. Approval of the zoning would expand the existing approved Fox Creek subdivision to include a total of 45.36 acres and facilitate the development of a 128-lot residential subdivision.

The additional 16.52 acres coupled with the proposed revision to the existing preliminary plat will result in adding 46 single-family lots and 4 common lots. The proposed R-1 zoning is consistent with the existing Fox Creek Subdivision as well as other contextual zoning. The subject property is surrounded by County A-2 zoning to the north, south and east, across Highway PP. To the west, within the city limits, the adjacent properties are zoned R-1. The existing development pattern in the area consists of large-lot single-family development and agricultural uses within the County. The adjacent properties located within the city limits consist of more traditional single-family home sites.

The site is located within the City's Urban Services Area and is designated as being located within a "Neighborhood" district on the Future Land Use Plan of the Comprehensive Plan. Utilities will be provided by the City upon annexation, with water and sewer requiring extensions from the platted Fox Creek Plat 1 subdivision. An existing City Sewer lift station is located immediately southwest of the existing home at the northeast corner of the parcel. The property is located within the Boone Electric Cooperative service area and will remain as such after annexation.

The Planning and Zoning Commission considered this request concurrently with the proposed preliminary plat (Case # 94-2023) at their March 9, 2023 meeting. Staff presented its report and the applicant's representative gave an overview of the request. After limited discussion



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on the zoning request, the Commission moved to approve (6-0) the requested R-1 permanent zoning, subject to annexation. The Commission stated that their recommendation was limited to only the conformance of the R-1 zoning to the surrounding land uses and did not consider the aspects of requested annexation given such evaluation is a Council “policy” decision.

It should be noted that while discussing the proposed preliminary plat revision and related design adjustment pertaining to “block length”, Commissioner Loe mistakenly referenced the maximum permissible block length of 600-feet as a “minimum” block length within the minutes. This statement was an error. Section 29-5.1 (c)(3)(ii) of the UDC states that “**maximum**” block length is 600-feet.

The Planning Commission staff report, locator maps, public correspondence, and meeting minute 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 developer.

Long-Term Impact: Public infrastructure maintenance such as sewers and water, as well as public safety and solid waste service provision. 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
4/3/23	Set a public hearing for the annexation of the subject tract (R50-23)

Suggested Council Action

Approve permanent R-1 zoning as recommended by the Planning and Zoning Commission on the two parcels totaling 16.52 acres, subject to Council approval of associated annexation.