



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2019

Re: Harris Estates - Rezoning (Case 101-2019)

## Executive Summary

Approval of this request would result in the rezoning of a 0.33-acre property located on the south side of St. Charles Road, from PD (Planned District) to A (Agriculture District).

## Discussion

The applicants are seeking to rezone one lot on the south side of St. Charles Road approximately 700 feet east of Dorado Drive from PD (Planned District) to A (Agriculture District). The request would result in the lot being zoned consistently with the applicant's adjoining 10-acres to the south that was annexed and zoned A (Agriculture) in July 2018. Concurrently with the annexation, the "stem lot" providing access to the 10-acre tract was rezoned from PD to A and subsequently combined with the 10-acres via a separate platting action. The combined parcels are presently improved with the applicant's private residence.

In addition to the desire to have consistent zoning across all their commonly owned adjacent lots, this request has been precipitated by the applicants being informed that the existing acreage, upon which the home has been constructed, does not have direct access to a public sewer. The subject parcel sought for rezoning is located northeast of the stem serving the homesite and contains an existing sewer main. To ensure compliance with City's policy of prohibiting the extension of a sewer lateral over an adjoining property, the applicants have submitted a replat that will consolidate the subject lot and the existing homesite acreage into a single lot.

It should be noted that the parcel sought for rezoning does not meet the minimum 2.5 acre lot area requirements for the A (Agriculture) district on its own. However, as noted above, the applicants have submitted a consolidation plat to combine the subject parcel with the remainder of their already improved land.

Staff finds the applicant's requested A (Agriculture) zoning is appropriate in this location. The rezoning in conjunction with the consolidation plat will ensure unified zoning across the applicant's improved property. Furthermore, such action removes expired PD zoning from the subject parcel and resolves the issue of the home site not having direct access to a public sewer main.

It should be noted that the attached ordinance for rezoning does not include all the property that was considered by the Planning and Zoning Commission at its public hearing on June 6, 2019. In addition to rezoning the subject 0.33-acres, the applicants had intended on rezoning the 1.3-acres to the northwest. The applicants later concluded that installation



of the required sidewalk along the 1.3-acre parcel's St. Charles Road frontage would be highly cost-prohibitive. Given this finding, the applicants have chosen to amend their application to rezone the 0.33 acre stem. The associated replat has been similarly revised and shows a 2-lot consolidation that will result in a single legal lot of 11.02 acres.

On June 6, 2019, the Planning and Zoning Commission considered the proposed rezoning of the entirety of the applicants' property, including the 1.3-acre northwestern parcel. After discussion, the Commission voted (8-0) in favor of the requested rezoning. As noted above, the applicants have amended the request to remove the northwestern parcel. Such amendment means that the northwest 1.3 acres will remain zoned PD and subject to the PD restrictions currently in place. The removal of the 1.3 acres from the requested rezoning is not believed to be a substantial change as its removal results in a more restrictive zoning than what was advertised and considered by the Planning and Zoning Commission.

The Planning and Zoning Commission staff report, original locator maps, amended locator maps, and meeting minute excerpts are attached for review.

### Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

### Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
7/16/2018	Approved: Rezoning of 0.6 acres from PD to A (Ord. 023588)
7/16/2018	Approved: Annexation & Permanent A zoning on 10 acres (Ord. 023589)
7/16/2018	Approved: Harris Estates – Final Plat containing 10.6 acres (Ord. 023590)
10/26/2000	Approved: Rezoning & "Terebinths PUD Plan" (Ord. 14405)



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Suggested Council Action

Approve A (Agriculture) district zoning on the 0.33 acre lot as amended by the applicant and initially supported by the Planning and Zoning Commission as part of the larger 1.7-acre rezoning request.