



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 2, 2018

Re: Harris Annexation & Permanent City Zoning (Case #18-105)

Executive Summary

Approval of this request would result in the annexation of a 10-acre parcel and establishment of A (Agriculture) district zoning upon property located along the south side of St. Charles Road, approximately 700 feet east of Dorado Drive.

Discussion

Brush & Associates (agent), on behalf of Mr. James Harris (owner), requests annexation of 10 acres into the City and that it be permanently zoned A (Agriculture District). The property is currently located within unincorporated Boone County and is zoned R-S (Single-Family Residential). This request is being concurrently considered with Case #18-104, a rezoning request for an adjacent 0.61 acre parcel to the north, and Case #18-106, a final plat to combine the subject site with the adjoining 0.61 acre parcel to the north.

The requested agricultural zoning is similar in nature to the County's R-S zoning; however, the development density would be significantly less. The A (Agriculture) 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 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.

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 and can be served by City utilities. The property is in the City's water and electric service territory; however, Boone Electric facilities are also adjacent to the parcel. The applicant, subject to City Electric Utility approval, would have a choice on which electric provider to utilize. Connection to the City service would require a creek crossing whereas potential connection to Boone Electric facilities would not.

Sanitary sewer exists along St. Charles Road and would be extended through the abutting 0.61 acre parcel that is the subject of Case # 18-104 and proposed to be combined with the subject parcel per case # 18-106. Such combination would allow the 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 St. Charles Road property frontage.



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The requested A district zoning is generally consistent with the Columbia Imagined “Neighborhood District” Future Land Use classification for the area and is believed consistent with surrounding properties, whether in the City or the County. The Neighborhood District designation permits a combination of residential and commercial uses at nodal locations. Surrounding uses adjoining the site include agriculture and planned residential within the City, and more R-S to the south, in the County.

The 10 acres annexed will remain in the Boone County Fire Protection District as provided by new state legislation. The City Fire Department will provide fire protection services to the entire property, including the 10 acres to be annexed.

The Planning and Zoning Commission considered this case as well as cases #18-106 (final plat) and #18-104 (rezoning) at its June 7, 2018 meeting. The Commission voted (6-0) to permanently zone the property A (Agriculture) upon annexation.

A copy of the Planning Commission staff report, locator maps, and meeting 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 applicant.

Long-Term Impact: Public sewer maintenance, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
6/18/2018	Approved annexation public hearing date (R88-18)

Suggested Council Action

Approve A (Agriculture District) as permanent City zoning, as recommended by the Planning and Zoning Commission.