



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 6, 2017

Re: 1001 W. Old Plank Road – Permanent City Zoning (Case #17-212)

## Executive Summary

Approval of this request would result in the establishment of R-1 (One-family Dwelling District) zoning as permanent City zoning and the annexation of property addressed 1001 W. Old Plank Road into the City of Columbia.

## Discussion

The applicant, Jones, Schneider, and Stevens, LLC (agent), on behalf of Steve O. Woodward, Linda K. Ismay, and Rosemary Lewis (owners), are seeking permanent City R-1 (One-family Dwelling) district zoning upon annexation of their 1-acre property located at 1001 W. Old Plank Road. The subject acreage is contiguous to the city to the north and west, and along a portion of its southern boundary. The site is currently zoned Boone County R-S (Single-family Residential) which is consistent with the City's R-1 zoning district.

The property owners are proposing the annexation of their lot in order to connect to City sewer service. The owners currently maintain an onsite sewer system which is beginning to fail and they desire connection to the City's sewer to remove their outdated system. Connection to the city sewer requires the property to be annexed. The property owners will have to extend a force main in order to reach an existing gravity line on the adjacent lot to the north. Approval of construction plans for this connection will be required before the applicant can connect.

The site is accessed from Old Plank Road which is designated as a neighborhood collector on the CATSO Major Roadway Plan. The roadway currently has substandard right of way width in this location. Any replatting or redevelopment of this lot will require the dedication of additional road right-of-way for Old Plank Road.

The parcel is currently improved with one single-family home that complies with R-1 district setbacks and is considered a permitted use under the requested zoning classification.

The Planning and Zoning Commission considered this proposal at their October 5, 2017 meeting. Commissioners inquired about who would be responsible for the costs associated with connecting the property to sewer service. Staff advised the Commission that the property owner would be responsible for installation of a public sewer main onto their property, as well the private service lateral to their home. Following this discussion, the Commission voted (8-0) in favor of granting the request to permanently zone the property R-1.

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
10/16/2017	Approved annexation public hearing date (R143-17)

## Suggested Council Action

Approve R-1 (One-family Dwelling District) as permanent City zoning, as recommended by the Planning and Zoning Commission.