

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 5, 2017**

SUMMARY

A request by Jones, Schneider & Stevens, LLC (agent), on behalf of the family of George R. Lewis (owners), for permanent R-1 (One-Family Dwelling) zoning, upon annexation, of property at 1001 W. Old Plank Road. The subject property consists of 1 acre and is currently zoned Boone County R-S (Residential Single-Family). **(Case # 17-212)**

DISCUSSION

The applicants are proposing the annexation of their property, located at 1001 W. Old Plank Road, in order to connect to City sewer service. The owners currently maintain an onsite sewer system, which is beginning to fail. They would like to connect to the City's sewer utility in order to remove their outdated system. Connection to the city sewer requires annexation. The sewer to which the subject property will connect is located to the northwest within the Highlands development.

Old Plank Road, along the eastern edge of the site, is designated as a neighborhood collector on the CATSO Major Roadway Plan. Therefore, any replatting or redevelopment of this lot will require the dedication of additional road right-of-way for Old Plank Road. However, no such concessions are required at the time of annexation.

The proposal has been reviewed by staff, and meets all applicable City Zoning and Subdivision standards. The existing sewer lines to which the lot would connect have available capacity. The requested permanent R-1 zoning is supported by staff and is consistent with the adjacent zoning and development patterns.

RECOMMENDATION

Approval of the annexation of the property located at 1001 W. Old Plank Road.

ATTACHMENTS

- Locator maps

HISTORY

Annexation date	NA
Zoning District	R-S (Residential, Single-Family District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	N/A

SITE CHARACTERISTICS

Area (acres)	1 acre
Topography	Steady slopes to Southeast
Vegetation/Landscaping	Turf and Residential Landscaping
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	1 single-family home; detached metal building

UTILITIES & SERVICES

Sanitary Sewer	Private; to become City of Columbia
Water	City of Columbia
Fire Protection	Boone County Fire Protection District
Electric	Boone Electric

ACCESS

Old Plank Road	
Location	Along Eastern edge of property
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A
Sidewalk	Required upon replatting or redevelopment of the property

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner