

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 6, 2021**

SUMMARY

A request by Crockett Engineering (agent), on behalf of the Eric-Lori Kurzejeski Trust (owners), seeking permanent R-1 (One-Family Dwelling) district zoning, upon annexation, of 21.21 acres of land located on the west side of Scott Boulevard across from Copperstone Creek Drive. (Case 132-2021)

DISCUSSION

The applicant seeks R-1 permanent zoning, upon annexation, of a 21.21-acre parcel of land located on the west side of Scott Boulevard across from Copperstone Creek Drive. Annexation of the property would permit connection to City sewer service for the purpose of developing the property into a residential subdivision. A concurrent preliminary plat (Case # 131-2021) is being considered by the Commission that depicts development of the acreage with 32 single-family lots, 2 common lots, and a small lot to be deeded to the owners of the existing home on the acreage for access purposes.

The property is currently located within unincorporated Boone County and is zoned County R-S (Residential Single-Family). The requested R-1 zoning is consistent with the present County zoning. The site is contiguous to the City's existing municipal boundary along its northern, eastern, and southern boundaries. The Creeks Edge development lies immediately to the south and the Copperstone development lies to the east across Scott Boulevard. Properties to the north and west remain largely unimproved. All adjacent properties are zoned R-1, with the exception of the remainder of the Kurzejeski property lying to the west of the subject site, which is zoned Boone County A-2 (Urban Agriculture).

The site is located within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The site can be served by City utilities and is within the City's water and electric service territory. The site maintains a "dual" designation on the Comprehensive Plan's Future Land Use Map (FLUM). The majority of the property is designated "Residential District" and that portion which follows the stream corridor, along the western boundary, is designated as Open Space/Greenbelt. Upon annexation, the FP-O (Floodplain Overlay) district designation will apply to the portion of this property that is located within numbered and unnumbered A and AE zones, on the Flood Insurance Rate Maps (FIRMS) for Boone County and any portions of X-zone shaded, other flood areas, which are within the upper square mile of a flood drainage area. No development shall be permitted in this overlay except upon the issuance of a floodplain development permit granted by the Director of Community Development.

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to be consistent with the goals and objectives of Columbia Imagined, is compatible with the adjacent zoning and land uses, and is appropriate for the subject property.

RECOMMENDATION

Approval of R-1 zoning as permanent City zoning, upon annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps

SITE CHARACTERISTICS

Area (acres)	21.21 acres
Topography	Minimal slope toward stream corridor at SW
Vegetation/Landscaping	Wooded/Pastureland
Watershed/Drainage	Mill Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County R-S
Land Use Plan designation	Open Space / Greenbelt and Residential
Previous Subdivision/Legal Lot Status	Not a Legal Lot

UTILITIES & SERVICES

All utilities provided by the City of Columbia. Fire service will be provided jointly between the City and County fire services.

ACCESS

Scott Boulevard	
Location	Eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	MKT Nature and Fitness Trail, MKT Trail - Scott Boulevard Access, Jay Dix Station
Trails Plan	MKT Connector
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on April 16, 2021. 24 postcards were distributed.

Public Notification Responses	None
Notified Neighborhood association(s)	None
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner