

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 18, 2018**

**SUMMARY**

A request by A Civil Group (agent), on behalf of Gary Ridenhour (owner), to have 64.32 acres permanently zoned R-1 (One-family Dwelling), 2.29 acres permanently zoned M-N (Mixed Use-Neighborhood), and 2.38 acres permanently zoned M-C (Mixed Use-Corridor) subject to annexation into the City of Columbia. The subject site contains a total of 68.98 acres and is presently zoned County A-2 (Agriculture). The site is generally located east of Masonic Drive, west of Alfalfa Drive & Oakland Gravel Road, and north of Prathersville Road. (**Case #18-166**)

**DISCUSSION**

The applicants are seeking to annex approximately 68.98 acres into the City of Columbia and permanently zone the majority of the property R-1 for single-family development, and zone two smaller portions of the property for mixed-use commercial. The site is currently located within unincorporated Boone County and zoned A-2, which requires a two and a half-acre minimum lot size. In addition, a preliminary plat for the property has been submitted for consideration as case #18-167.

The site is bordered on the north by the Haystack Acres Addition subdivision and zoned County A-R (Agriculture-Residential) with half-acre lot minimums. To the east is R-S (Single-family Residential) County zoning with 7,000 square-foot minimum lots sizes, and includes the subdivisions of Willowbrook, Gregory Heights, and Morris.

There are two properties that are adjacent to the site that are within the City's municipal boundary and zoned PD, and both were annexed and zoned into planned districts in 2007. The zoning at the time was designated as C-P and O-P, and the attached ordinance illustrates the different zoning that was approved at the time of annexation. In general, the majority of the property to the west of the site (referred to as Tract A in the zoning ordinance) was approved as O-P and generally permits office and residential uses. The portion of that same property that includes the Masonic Lodge (Tract B) was zoned C-P and generally allowed residential and office uses, but included more commercial uses as well. The zoning for the property that is south of the subject site (Tract C) included similar uses as Tract B.

Regarding the subject site and its current status, it is currently vacant. The overall site includes some wooded areas, but a small portion of this is considered climax forest. A portion of the Cow Branch stream is located in the southwest portion of the site. The site has contiguity with the City's existing municipal boundary along its entire south property line and is able to be served by utilities.

**Zoning and Comprehensive Plan Considerations -**

The Comprehensive Plan's future land use map identifies the majority of the property as being located within a "Neighborhood District". The permanent zoning of the parts of the property to R-1 would be generally compatible with surrounding development to the north and east and consistent with the expected Future Land Use per Columbia Imagined's "Residential" designation. The use for the site would be generally limited to single-family use only.

The location of the M-N zoning appears to be compatible with the surrounding uses. Masonic Drive

currently includes PD zoning that allows for residential, office and some commercial uses. The property is not located at an intersection of major roadways, and would be consistent with the limited commercial zoning found in the PD zoning on either side of the site. Per Columbia Imagined, M-N may be appropriate within a "Neighborhood District" to provide services to residents.

The applicant is requesting M-C at the intersection of Prathersville Road and Oakland Gravel Road, at the southeast corner of the site. Both of the roadways are considered major roadways (collectors), which is appropriate for M-C zoning. However, this location would be directly across the street from existing single-family homes along Oakland Gravel Road. In the scenario where the entire area is a greenfield site with no pre-existing uses, M-C would be a reasonable zoning in this location.

However, given the existing residential uses to the east and concerns raised by staff, the applicant has attempted to mitigate impacts of the M-C zoning by including a 30-foot private landscape easement along the Oakland Gravel Road right of way, which can be seen on the preliminary plat associated with Case #18-167. Staff is comfortable recommending approval of M-C in this location with this restriction in place, as it should buffer the impacts of the site to a degree, and also require at least a 30-foot setback along the east property line for all structures. Additional mitigation suggestions (such as prohibiting driveways on Oakland Gravel Road) were suggested but were not included on the preliminary plat.

The subject site is presently contained within the Urban Service Area (USA) as presented in Columbia Imagined. The site would be served by the City but would connect to the overall city sewer system through a line controlled by the Boone County Regional Sewer District (BCRSD). BCRSD has identified a location of sewer line within the Gregory Heights Subdivision, to the east, that is not sufficient to serve the fully built-out design shown on the preliminary plat and are requiring the owner to enter into an agreement with BCRSD to upgrade the facilities prior to the platting of the 80th residential lot or any of the two commercial lots within the development. The agreement between the applicant and BCRSD is expected replace the undersized sewer line, in the southeast corner of Gregory Heights, prior to its connection with the City's sanitary sewer main. To ensure that the development of the subject acreage does not exceed infrastructure capacity, similar development restriction language has been included in a development agreement between the City and the applicant. This agreement will be required to be executed prior to the issuance of a land disturbance permit for the development of the property - generally at the time a final plat is submitted for City review.

## **Conclusion**

Overall, staff finds that the proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined, is compatible with adjacent zoning and land uses, and is appropriate for the subject property. The request has been reviewed by both internal and external agencies and is supported.

## **RECOMMENDATION**

Approval of the requested R-1, M-N, and M-C permanent zoning upon annexation.

## **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Zoning graphic
- Surrounding zoning graphic
- Adjacent property PD Ordinance & Statements of Intent (16z05)

**SITE CHARACTERISTICS**

|                               |  |
|-------------------------------|--|
| <b>Area (acres)</b>           | 68.98  |
| <b>Topography</b>             | Ridge along the east side of property, sloping down generally towards Cow Branch to the west and towards Oakland Gravel to the east. |
| <b>Vegetation/Landscaping</b> | Patches of tree coverage throughout site.  |
| <b>Watershed/Drainage</b>     | Cow Branch   |
| <b>Existing structures</b>    | Vacant   |

**HISTORY**

|  |  |
|--|--|
| <b>Annexation date</b>                       | NA                                       |
| <b>Zoning District</b>                       | Boone County A-2 (Agricultural District) |
| <b>Land Use Plan designation</b>             | Neighborhood District                    |
| <b>Previous Subdivision/Legal Lot Status</b> | Not a legal lot                          |

**UTILITIES & SERVICES**

|                        |                  |
|------------------------|------------------|
| <b>Sanitary Sewer</b>  | City of Columbia |
| <b>Water</b>           | City of Columbia |
| <b>Fire Protection</b> | City of Columbia |
| <b>Electric</b>        | Boone Electric   |

**ACCESS**

| <b>Masonic Drive</b>      |                   |
|---------------------------|-------------------|
| <b>Location</b>           | West side of site |
| <b>Major Roadway Plan</b> | NA                |
| <b>CIP projects</b>       | None              |
| <b>Sidewalk</b>           | Required          |

| <b>Prathersville Road</b> |   |
|---------------------------|---|
| <b>Location</b>           | South side of site  |
| <b>Major Roadway Plan</b> | Minor Arterial (unimproved & Boone County maintained). 100-106-foot ROW (50-53-foot half-width) required to be dedicated. |
| <b>CIP projects</b>       | None  |
| <b>Sidewalk</b>           | Required  |

| <b>Oakland Gravel Road/Alfalfa Drive</b> |   |
|--|---|
| <b>Location</b>                          | East side of site   |
| <b>Major Roadway Plan</b>                | Neighborhood Collector (unimproved & Boone County maintained). 60-foot ROW (30-foot half-width) required to be dedicated. Existing 66-foot right of way along portions. |
| <b>CIP projects</b>                      | None  |
| <b>Sidewalk</b>                          | Required  |

**PARKS & RECREATION**

|                                |   |
|--------------------------------|---|
| <b>Neighborhood Parks</b>      | Partially located within Atkins Park service area; also located within Secondary Priority Park Acquisition Service Area |
| <b>Trails Plan</b>             | Future Bear Creek trail within Atkins Park  |
| <b>Bicycle/Pedestrian Plan</b> | None  |

**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 a public information meeting, which was held on August 14, 2018.

|   |  |
|---|--|
| <b>Public information meeting recap</b>     | Number of attendees: 8 (including applicant)<br>Comments/concerns: Traffic, commercial land use impact, stormwater effects on offsite properties, density, existing streets not adequate, removal of trees, intersection safety. |
| <b>Notified neighborhood association(s)</b> | None   |
| <b>Correspondence received</b>              | None at time of report.  |

Report prepared by Clint Smith

Approved by Patrick Zenner