

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 6, 2025**

SUMMARY

A request by McClure Engineering Company (agent), on behalf of the Marshall G. Murray Trust (owner), seeking approval to permanently zone 1.38 acres to the R-1 (One-Family Dwelling) district, subject to annexation. The property is currently zoned Boone County A-1 (Agriculture) and is located at 5961 S Highway KK.

DISCUSSION

The applicant is requesting approval to assign R-1 (One-Family Dwelling) zoning to a 1.38- acre site located at 5961 S Highway KK upon its annexation into the City's corporate limits. The subject property is presently zoned County A-1 (Agriculture) and is adjacent to City R-1 to the west, north, and east, and County A-2 to the south. The site is bounded on its southern edge by S Highway KK. The subject site is bounded by R-1 single-family lots that are part of the Thornbrook Subdivision to the north, east, and west. Low density, Boone County A-1 and A-2 single-family development is south of the subject acreage. The request for R-1 is consistent with the surrounding parcels and uses.

The subject site is surrounded by Lots 1 and 2 of Hardy Plat 1 which was annexed and platted as City property in 2021. The approved subdivision plat specifically restricted access to Lots 1 and 2 from taking access on to S. Highway KK. This restriction was due to the roadway classification of S. Highway KK and the lots proximity to the subject site's access and that of other adjacent development. The approved plat contains a note that permits access to the surrounding lots only if authorized by the Director of Community Development. Furthermore, a design adjustment was granted in connection with the subdivision waiving the requirement that sidewalks be constructed along the S. Highway KK frontage of Lot 1 or Lot 2.

The subject lot, upon annexation and assignment of R-1 zoning, would be considered "legal" by the definitions contained within the UDC. Given this status and the existence of its current driveway connection to S. Highway KK no modifications to its access are triggered by this request. The applicant is not seeking to modify the arrangement of the site; however, if such modification were to be sought in the future consideration of how to accommodate access to Lots 1 and 2 of Hardy Plat 1 would be necessary since both lots are currently restricted from accessing S. Highway KK. Furthermore, given the future "legal" status of the parcel and lack of any desired lot configuration changes no sidewalk would be required to be installed along the site's S. Highway KK frontage. Sidewalk installation may be triggered if future redevelopment or resubdivision of the parcel were proposed.

The subject site is currently served by a lagoon on the northern corner of the site. The applicant's desire to connect the property to city sewer. Per the provisions of Policy Resolution 115-97A when a parcel is contiguous to the city's corporate limits it must seek permanent zoning and annexation prior to being granted permission to connect to municipal services. The cost of such connections is borne fully by the applicant. The requested R-1 zoning district is considered consistent with the "Neighborhood District" designated for the property as shown on the Future Land Use Map within Columbia Imagined. The Neighborhood District is intended to accommodate a broad mix of residential uses and also support a limited number of nonresidential uses that provide services to the surrounding neighborhood residents.

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 believed to be appropriate for the property.

RECOMMENDATION

Approve the request to permanently zone the subject 1.38-acre site to R-1.

ATTACHMENTS

- Locator Maps
- Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	1.38 acres
Topography	Sloping down towards northeast
Vegetation/Landscaping	Already developed
Watershed/Drainage	N/A
Existing structures	1 structure presently exists on the site and are addressed 5961 S Hwy KK.

HISTORY

Annexation date	Pending annexation
Zoning District	Boone County A-1 (Agriculture)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Legal Lot

UTILITIES & SERVICES

Sanitary Sewer	Not Available
Water	City of Columbia
Fire Protection	Boone County Fire Department
Electric	City of Columbia

ACCESS

South Highway KK	
Location	Southern edge of site
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Not present

PUBLIC NOTICE

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via property owner letter on January 20 of the pending action. An ad was placed in the Columbia Daily Tribune on January 14, advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Thornbrook, Steeplechase Estates
Correspondence received	None

Report prepared by Kirtis Orendorff

Report approved by Patrick Zenner