

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
May 4, 2023**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeks approval of 97.02 acres of R-1 (One-Family Residential) and 6.71 acres of M-N (Mixed-Use Neighborhood) zoning as permanent City zoning, pending annexation. The subject 103.73-acre property is located southwest of the intersection of Richland and Olivet Roads and is commonly addressed as 6800 Richland Road. A concurrent request (Case # 113-2023) seeking approval of a 161-lot preliminary plat is also being considered for this acreage. **(Case # 114-2023)**

**DISCUSSION**

The applicants are seeking R-1 (One-family Dwelling) and M-N (Mixed-use Neighborhood) zoning as permanent zoning, subject to annexation, for a tract of land containing a total of 103.73 acres. The site is located southwest of the intersection of Richland and Olivet Roads. Of the 103.73 acres, 97.02 acres is sought to be assigned R-1 (One-family Dwelling) and 6.71 acres is sought to be assigned M-N (Mixed-Use Neighborhood), upon annexation. A concurrent 161-lot preliminary plat (Case # 113-2023) is also presented for consideration on the Planning Commission's May 4 agenda. The plat proposes 146 residential lots, 1 commercial lot, and 14 common lots.

The subject property is adjacent to County A-1 zoning to the east, across Olivet Road. To the north and west, within the city limits, the adjacent properties are zoned R-1. The existing development pattern in the area consists of large-lot single-family development and agricultural uses. The requested R-1 zoning is consistent with the adjacent Old Hawthorne North subdivision, which lies within the City to the west, and with the Silver Lakes parcel to the north, across Richland Road.

The requested M-N zoning is also considered to be consistent with the neighborhood district distinction, which is intended to accommodate a broad mix of residential uses, but also supports a limited number of nonresidential uses that provide services to neighborhood residents. The location of the proposed M-N district at the intersection of two collector roadways is also consistent with the objectives of the comprehensive plan, providing services to residents in the immediate area at a transportation node.

The site is located within the City's Urban Services Area (USA) and designated as being located within a "Neighborhood" district as defined by the Columbia Imagined Comprehensive Plan. Sewer will be provided by the City upon annexation via an existing city sewer line located onsite, along the southern property boundary. Additional sewer access exists just west of the subject site, within Old Hawthorne North subdivision. The property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by PWSD # 9. There are no known capacity issues associated with the utility services to be provided to the site.

Details relating to the future development of the site as a residential subdivision are discussed within Case # 113-2023 which appears on the Commission's May 4 agenda as a separate business item. It should be noted that a traffic impact analysis and a development agreement relating to the future improvement of the acreage have been prepared. These documents contain required improvements, developer obligations, and infrastructure dedication/installation triggers intended to address potential negative impacts that the proposed permanent zoning of the site R-1 and M-N may create.

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, subject to annexation, appropriate for the property.

**RECOMMENDATION**

Approve the request to permanently zone 97.02-acres to R-1 and 6.71-acres to M-N zoning, subject to Council approval of annexation.

**ATTACHMENTS**

- Locator Maps
- Zoning Graphic

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	103.73 acres
<b>Topography</b>	Gently sloping southeast, ridge at northwest corner
<b>Vegetation/Landscaping</b>	Pastureland, sparse timber, wooded areas at northwest, southwest, and southeast corners
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	One home in the western 1/3 parcel (proposed Lot 109)

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County A-R (Agriculture - Residential)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Survey tracts

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	PWSD #9
<b>Fire Protection</b>	Boone County Fire Protection District. Upon annexation shared with City of Columbia as primary provider.
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Richland Road</b>	
<b>Location</b>	North side of parcel
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	None installed. Would require installation as part of site development

<b>Olivet Road</b>	
<b>Location</b>	East side of parcel
<b>Major Roadway Plan</b>	Minor Arterial
<b>CIP projects</b>	None
<b>Sidewalk</b>	None installed. Would require installation as part of site development

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	Proposed trail on Olivet Road
<b>Bicycle/Pedestrian Plan</b>	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 via public information postcards on March 6<sup>th</sup> of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on April 18<sup>th</sup> advertising the public hearing relating to the permanent zoning of the property.

<b>Notified neighborhood association(s)</b>	None
<b>Correspondence received</b>	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner