



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2020

Re: Pfenenger Tract Annexation - Permanent Zoning (Case #202-2020)

## Executive Summary

Approval of this request will result in the permanent zoning of 18.99 acres from County R-S (Single-family Residential) to City R-1 (One-Family Dwelling), upon annexation.

## Discussion

Crockett Engineering Consultants (agent), on behalf of George and Joan Pfenenger (owner), is seeking approval to permanently zone 18.99 acres from County R-S (Single-family Residential) to City R-1 (One-Family Dwelling) upon annexation. The subject site includes two parcels and is located on the west side of Lake of the Woods Road approximately 600 feet north of Geysler Boulevard addressed as 2801 N Lake of the Woods Road.

The applicant is seeking to apply City R-1 zoning upon annexation to the subject property. Associated with this request are two additional items – the annexation (Case #36-2021) of the property and a 52-lot preliminary plat of the property (Case #196-2020). The annexation public hearing is a separate business item on the Council's December 21 agenda and the preliminary plat is to be introduced at the Council's January 4, 2021 meeting.

The requested permanent zoning is considered compatible with the surrounding development and is supported by the future land use designation indicated in the City's Comprehensive Plan. While consistent with the future land use, the site is located outside the Urban Service Area as presented within the Comprehensive Plan. While such condition exists it should be noted that the site is immediately adjacent to the city's municipal boundary and has direct access to an 8-inch sewer main with sufficient capacity to support the proposed future development on the site. Previous planning has anticipated residential development by extending two residential streets to the subject tract.

The Planning and Zoning Commission considered this request at their November 19, 2020 meeting. Staff presented its report on the request and no member of the public spoke during the public hearing. Following brief Commission discussion, a motion to approve the permanent zoning request passed (6-0).

The Planning Commission staff report, locator maps, surrounding zoning graphic, and meeting minute excerpts are attached.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, water and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

## Legislative History

Date	Action
12/7/2020	Set annexation public hearing for December 21, 2020. (Res. 155-20)

## Suggested Council Action

Approve the requested permanent zoning of the 18.99 acres to R-1.