

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 19, 2020**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of George and Joan Pfeneger (owners), for approval to permanently zone 19.06 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 Geyser Boulevard, and is addressed 2801 N Lake of the Woods Road. (**Case #202-2020**)

DISCUSSION

The applicant is seeking R-1 zoning as permanent zoning on approximately 19 acres of property upon approval of their request for annexation into the City of Columbia. The site is currently located within unincorporated Boone County and is zoned County R-S, which allows residential lots with a 7,000 square-foot minimum lot size.

The property to the south and west of the subject site is zoned City R-1 and is currently developed with single-family dwellings and a church. Lake of the Woods Road borders the property on its east, and property on the east side of Lake of the Woods is zoned County R-S. Property to the north is also zoned County R-S and includes single-family dwellings located on tracts of 5 acres or greater.

The site is generally contiguous with the City's existing municipal boundary along its south and west property line. The site has access to the City of Columbia's sewer and water systems and will be served by Boone Electric.

Associated with this request is an application for a 52-lot preliminary plat known as *Mallard Point* (Case #196-2020).

Zoning

Changes in zoning are evaluated on how the zoning correlates with the City's comprehensive plan and how the zoning would impact and integrate with surrounding properties. Staff has reviewed the request and has the following observations.

- 1. The site is identified in Columbia Imagined as being within the Neighborhood District land use category.** The Neighborhood District permits all types of residential uses.
- 2. The site is currently zoned County R-S, which is the County's equivalent single-family dwelling zoning.** The requested permanent zoning is similar to its current zoning designation in the County.
- 3. Surrounding zoning land uses.** The site is generally surrounded by other single-family dwelling developments, some of similar density, and to the north, much lower density.

The subject site is presently outside the Urban Service Area (USA) as presented in Columbia Imagined. However, it should be noted that the site is contiguous with the City's municipal boundary, and has direct access to an existing 8-inch City sewer main near the southwest corner of the property that can be extended for connection without investment required by the City. There are no capacity issues in this

area that would prevent the planned additional service lines from connecting. Staff concludes that the site is able to be adequately served with sanitary sewer.

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 permanent zoning pending annexation of the property.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Surrounding zoning

SITE CHARACTERISTICS

Area (acres)	19.06
Topography	Drainage way north/south through property
Vegetation/Landscaping	Partially wooded
Watershed/Drainage	Hominy Branch
Existing structures	Dwelling, accessory structures

HISTORY

Annexation date	NA
Zoning District	County R-S (Single-family Residential)
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	BCFD/City of Columbia
Electric	Boone Electric

ACCESS

Lake of the Woods Road	
Location	Along the east side of property
Major Roadway Plan	Minor Arterial; Boone County maintained (84-100-foot ROW required; 42-50 half-width required); Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Sidewalks required

Lentz Drive	
Location	Stubs to south side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required for extension); additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

Sandrock Drive	
Location	Stubs to west side of site
Major Roadway Plan	NA; Local Residential (50-foot ROW required for extension); additional ROW to be dedicated.
CIP projects	None
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	None adjacent to site

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 October 27, 2020. Forty-five postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner