



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 7, 2021

Re: Boone Development Inc. Richland Rd Tract - Permanent Zoning (Case #106-2021)

## Executive Summary

Approval will result in the permanent zoning of 123.84 acres to City R-1 (One-Family Dwelling) upon annexation.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Boone Development, Inc. (owner), is seeking approval to permanently zone 123.84 acres from County A-R (Agriculture Residential) to City R-1 (One-Family Dwelling) upon annexation. The subject site includes two parcels, one located on the south side of the Richland Road, approximately 4,000 feet east of Rolling Hills Road, and the other located to the south of that, and directly north of the Old Hawthorne development commonly addressed as 6450 E Richland Road.

The applicant is seeking to have City R-1 zoning applied to the subject property upon annexation. Associated with this request are three additional items – the annexation of the subject property (Case #201-2021), a request to have common lots within the Old Hawthorne Development immediately south of the annexation tract rezoned to R-1 (Case #107-2021), and a 168-lot preliminary plat with associated design adjustments (Case #105-2021) discussed within separate reports, but utilizing the same case number. It should be noted that the required annexation public hearing was conducted at the Council's July 6 meeting. The related, but separate items for this request will be introduced on the Council's September 7 agenda concurrently with this item.

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. The site is located inside the Urban Service Area (USA) also presented within the Comprehensive Plan. There are no known limitations to serving the subject site with city utilities to support the proposed zoning designation or anticipated site development.

The Planning and Zoning Commission considered this request at their June 10, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited Commission discussion regarding the permanent zoning, a motion to approve the permanent R-1 zoning passed (9-0).

The Planning Commission staff report, locator maps, 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 and would be subject to payment of all applicable connection fees for city services like other property presently within the corporate limits.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
07/06/2021	Conducted annexation public hearing.

## Suggested Council Action

Approve the requested permanent zoning of the 123.84 acres to R-1 as recommended by the Planning and Zoning Commission.