

AGEDNA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 6, 2017

SUMMARY

A request by Arrowhead Lake Estates Homeowners Association, Inc. (owner) seeking permanent City R-1 (One-family Dwelling) zoning upon annexation of approximately 2.52 acres of land into the City of Columbia corporate limits. The subject site is currently zoned Boone County A-2 (Agriculture) and is currently undeveloped. The subject site is approximately 1200 feet north of Sinclair Road and adjacent to the east side of West Lake Arrowhead Drive. **(Case 17-156)**

DISCUSSION

The applicant is seeking to annex 2.52 acres into the City and have it zoned City R-1 (One-family Dwelling). This request has been submitted for concurrent consideration with Case #17-155 which is a request to rezone approximately 24 acres to the east of the subject site from A (Agriculture) to R-1. The proposed annexation request will ensure that the adjacent 24 acres has roadway and public utility access for the purposes of future residential development of the combined acreages.

The subject 2.52 acre annexation parcel is a portion of Lot 35a of Arrowhead Lake Estates Plat No. 2. Lot 35a is currently a non-buildable common lot within the Lake Arrowhead subdivision and contains a total of 4.82 acres. The 2.52 acre tract is proposed to be purchased by Arrowhead 111, LLC, the contract purchaser for the adjacent 24 acres, and merged with the 24 acres and then subdivided into a total of four (4) 6+ acre residential development lots. The common lot is currently under Boone County jurisdiction which does not restrict the sale of a portion of the common area to a separate owner. The annexation and subsequent merger of the subject site into the adjacent 24 acres (located within the City) would allow the combined acreage to be used for future residential development purposes.

The subject site is contiguous with the city limits on its eastern boundary which is part of the University of Missouri's Sinclair Farm property. The proposed R-1 request would be consistent with surrounding development to the south and west. The subject site has frontage along W. Arrowhead Lake Drive and when combined with the adjacent 24-acre tract of land would become the combined parcel's primary roadway frontage. Approval of driveway connections would be subject to Boone County authorization as W. Lake Arrowhead Drive is a county owned and maintained roadway

Within the subject site and parallel to its roadway frontage are sanitary sewer lines capable of supporting the proposed 4 residential lots. The sanitary lines are managed by the Boone County Regional Sewer District which has a connection agreement with the City of Columbia for treatment of new sewer flows. The annexation request is consistent with the City's annexation policy which requires parcels that utilize the City's sanitary system either annex or be subject to an annexation agreement before the issuance of a building permit.

The proposed annexation and permanent zoning has been reviewed by staff and external agencies and found to meet the UDC requirements. Furthermore, the request is considered consistent with the Comprehensive Plan’s goals and objectives of a compact and contiguous municipal boundary. Prior to future residential development, a final plat will be required to establish “legal lot” status upon the combined acreage. The required final plat has been submitted (Case # 17-167) and is under review. The plat will be processed separately prior to building permit issuance.

RECOMMENDATION

Approval of R-1 zoning as permanent City zoning upon annexation.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps

SITE CHARACTERISTICS

Area (acres)	2.52 acres
Topography	Sloping northward
Vegetation/Landscaping	Wooded
Watershed/Drainage	Mill Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County A-2 (Agriculture)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia via BCRSD maintained lines
Water	Consolidated Water
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

W Arrowhead Lake Road	
Location	West side of site
Major Roadway Plan	Residential access street (County owned and maintained)
CIP projects	None at this location
Sidewalks	None required per 29-5.1(c)(1)(ii)(A)

PARKS & RECREATION

Neighborhood Parks	Cascades Park (3,500 feet south)
Trails Plan	N/A
Bicycle/Pedestrian Plan	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 of a public information meeting, which was held on June 13, 2017.

Public information meeting recap	Number of attendees: 4 Comments/concerns: General inquires
Notified neighborhood association(s)	Cascades
Correspondence received	None

Report prepared/approved by Patrick Zenner