

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 19, 2023**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of The Roxie Grant Revocable Trust (owner), seeking approval of 41.17 acres of R-1 (One-Family Dwelling), 14.48 acres of R-2 (Two-Family Dwelling), and 4.7 acres of R-MF (Multiple-Family Dwelling) district zoning as permanent zoning, subject to annexation, of the applicant's 60.4-acre subject parcel. The property is currently zoned Boone County R-S and is located at 3705 Gibbs Road. **(Case # 247-2023)**

**DISCUSSION**

The applicants are requesting approval to assign a mixture of residential zoning to their 60.4-acre property located at 3705 W. Gibbs Road subject to its annexation into the City's corporate limits. The applicants are requesting the northern two-thirds of the property, approximately 41.17 acres, be zoned R-1, the southeast corner of the property, approximately 14.48 acres, be zoned R-2, and an interior parcel of property located centrally within acreage, approximately 4.7 acres, be zoned R-MF. The applicant indicated during the subject property's concept review that they intend to seek approval of cottage development standards for the R-2 portion of the acreage from the Board of Adjustment following annexed and assignment of permanent zoning.

The subject property is adjacent to A (Agriculture) zoning within the City to the east, County R-S (Single-Family) zoning to the north and west, and County R-M (Moderate Density) to the south across Gibbs Road. The existing development pattern in the area consists of large-lot single-family development and agricultural uses with some pockets of duplexes to the southeast within Columbia. The requested residential zoning districts are considered consistent with the "Neighborhood District" designation for the property as shown on the Future Land Use Map within Columbia Imagined. The neighborhood district is intended to accommodate a broad mix of residential uses, and supporting, small-scale commercial uses. No commercial development is anticipated for the subject site at this time, and the applicants are not seeking any commercial zoning on the property.

The site is located within the City's Urban Services Area (USA). Sewer will be provided by the City upon annexation via an existing city sewer line located onsite, crossing the northwest corner of the property. The subject property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by the City via a 6 inch main located along the entirety of the parcel's Gibbs Road frontage. There are no known capacity issues associated with the utility services to be provided to the site.

A major collector roadway is planned to traverse the site from Gibbs Road at the property's southwest corner and extend eastward to the property's eastern boundary at which point the roadway would extend north along the eastern property boundary. This roadway is shown on the attached preliminary site plan and will serve as the primary means of vehicular access to development on the subject parcel. An additional connection to Gibbs Road is planned at the southeast corner of the parcel as well.

During review of this request, staff questioned the need for R-MF and R-2 cottage-style development on the rather remote parcel, but determined that the increased density is appropriate given the major collector status of the Gibbs Road extension through the property. This roadway is planned to be a significant connection from I-70 Drive Northwest to Route E (North Stadium Boulevard) that is anticipated to potentially trigger additional development on adjacent parcels. Additionally, residential driveways would be prohibited along the future roadway given its major collector classification; therefore, a multi-family housing product would be better-suited in terms of both land use and access.

The proposed R-2 cottage-style portion of the parcel would then serve as a transition away from the thoroughfare, into the larger proposed R-1 zoning of the parcel and more-agrarian parcels in the immediate vicinity. The development of cottage-style housing within the proposed R-2 zoning area would also serve to fill a gap in the broader, general housing market for those seeking smaller lots and building footprints for maintenance and purchase price considerations.

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 to be appropriate for the property, subject to approval of the associated annexation request.

**RECOMMENDATION**

Approve the request to permanently zone the subject 60.4 acres as follows and as depicted on the attached zoning graphic:

- 41.17 acres of R-1
- 14.48 acres of R-2
- 4.7 acres of R-MF

**ATTACHMENTS**

- Locator Maps
- Zoning Graphic
- Preliminary Site Plan

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	60.4 acres
<b>Topography</b>	Generally sloping NW, steep slopes in northern 1/3 of parcel
<b>Vegetation/Landscaping</b>	Wooded on NW 2/3, pasture to SE
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Home/garage at extreme SE corner of parcel

**HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	Boone County R-S (Single-Family)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Survey tracts, platting required prior to issuance of construction permits

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<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>Gibbs 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

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Barberry Property (unimproved) less than ½ east
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	Gibbs Road extension (on-street)

**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 September 13th of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on October 3<sup>rd</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