

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 7, 2017**

SUMMARY

A request by Smith Lewis, LLP (agent), on behalf of NGT, Inc. (owners), to annex 10.36 acres of land into the City of Columbia and have it designated as M-N (Mixed-Use Neighborhood District) as its permanent City zoning. The subject 10.36-acre tract is located at the northwest corner of Brushwood Lake Road and Scott Boulevard. The subject property is currently zoned Boone County A-R (Agriculture Residential). **(Case # 17-238)**

DISCUSSION

The applicants are proposing the annexation of their property, located at the northwest corner of Brushwood Lake Road and Scott Boulevard, in order to connect to City sewer and utility services. The applicants intend to develop the property with a neighborhood commercial center. Per the City's annexation policy, connection of property to the City's sewer system requires annexation.

The sewer to which the subject property will connect crosses the parcel; therefore, the property is considered served. The parcel is located within the Urban Service Area as illustrated in the City's Comprehensive Plan. Water and electric will be from the east side of Scott Boulevard and are provided by the City of Columbia. Depending upon the layout of future development, public mains for infrastructure may be required along Brushwood Lake Road.

The CATSO Major Roadway Plan designates Scott Boulevard, along the eastern edge of the site, as a major arterial roadway. Brushwood Lake Road, along the south edge of the property, is designated as a neighborhood collector. Additional right-of-way for each of these roadways will be required at the time this property is platted. At present, additional right-of-way for the roundabout located at the southeast corner of the site and 10-feet of right-of-way along Brushwood Lake Road is needed. Since the subject property is not considered a "legal lot" it must be platted at which time the required additional right-of-way dedications will be obtained. There is no dedication required as a prerequisite to annexation or permanent City zoning.

The proposal has been reviewed by staff, and meets all applicable City zoning and Comprehensive Plan land use standards. The existing utilities to which the lot would connect have available capacity. The requested permanent M-N zoning is supported by staff and is consistent with the adjacent zoning and development patterns.

RECOMMENDATION

Approve the request to zoning the property to M-N (Mixed-use Neighborhood).

ATTACHMENTS

- Locator maps

HISTORY

Annexation date	NA
Zoning District	A-R (Agriculture Residential)
Land Use Plan designation	Open Space/Greenbelt District
Previous Subdivision/Legal Lot Status	Surveyed tract; not a legal lot

SITE CHARACTERISTICS

Area (acres)	10.36 acres
Topography	Steady slopes to northwest
Vegetation/Landscaping	Native, trees along creek corridor
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	None; to become City of Columbia
Water	None; to become City of Columbia
Fire Protection	Boone County Fire Protection District
Electric	None; to become City of Columbia

ACCESS

Scott Boulevard	
Location	Along Eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Installed

Brushwood Lake Road	
Location	Along Southern edge of property
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A (exists within a roadway easement – will need to be dedicated upon platting)
Sidewalk	5-feet required on both sides upon site development

PARKS & RECREATION

Neighborhood Parks	Immediately south of MKT Trail Scott Boulevard Access and Jay Dix Station
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A