



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: 5025 Scott Blvd.- Assignment of Permanent Zoning (Case #33-2022)

Executive Summary

Approval of this request would assign R-1 (Single-Family Dwelling) district zoning to approximately 2.75 acres addressed as 5025 Scott Blvd. upon annexation.

Discussion

Crockett Engineering Consultants (agent), on behalf of JQB Construction (owner), seeks approval of the assignment of R-1 (Single-Family Dwelling) district zoning, upon annexation, for approximately 2.75 acres of property on the west side of Scott Boulevard. The subject site is approximately 900 feet south of Sawgrass Drive, and includes the address 5025 Scott Boulevard. The subject acreage is contiguous to the City's municipal limits along its western boundary, which is shared with the Creek's Edge Subdivision (zoned R-1).

The Council is anticipated to hold a public hearing at their January 3, 2022 meeting to consider the annexation of the property (Case #47-2022). A concurrent preliminary plat (Case # 31-2021) entitled "Sawgrass Estates, Plat 1" and associated design adjustment will be introduced at the January 3 meeting under separate cover.

The subject property is presently zoned Boone County A-2 (Agriculture), and is comprised of three vacant, $\frac{3}{4}$ -acre lots. The requested R-1 zoning is not inconsistent with the present County zoning or the existing development pattern within both the City and County which is predominantly single-family residential. As shown on the combined City-County zoning graphic (attached), the site is generally surrounded by City R-1 zoned property to the north, west, and south. Boone County zoning in the area is generally A-2 to east, R-S (single-family) to the far northeast, and A-1 (agriculture) to the far southeast.

The site is located within the City's Urban Services Area as presented by the Columbia Imagined Comprehensive Plan. The site's Columbia Imagined Future Land Use Map designation is neighborhood, which is typically consistent with residential zoning categories. As described in more detail in the Planning and Zoning Commission staff report, the R-1 zoning was found to be consistent with the goals and objectives of Columbia Imagined, compatible with the adjacent zoning and land uses, and appropriate for the subject property.

Per Policy Resolution 115-97A, contiguous property must be permanently zoned and annexed prior to being granted permission to connect to the City's sanitary sewer system, which is desired for the proposed four single-family lots shown on the preliminary plat (the preliminary plat also shows one common lot which does not require sanitary sewer service).



City of Columbia

701 East Broadway, Columbia, Missouri 65201

In addition to sewer service, all City utilities are available to serve the proposed lots, and the lots are compliant with the dimensional standards for the R-1 zoning district.

The Planning and Zoning Commission considered both the permanent zoning (Case #33-2022) and the proposed 5-lot preliminary plat (Case #31-2021) at its December 9, 2021 meeting. The Commission voted 8-0 to support the assignment of R-1 zoning upon annexation.

A separate motion was approved (7-1) to have this item placed under “Old Business” on the Council’s January 18, 2022 agenda. This motion was made given the Commission does not hold a public hearing on the question of annexation pursuant to State statutory and City regulatory procedures. It is the Commission’s belief that placing the assignment of permanent zoning under “Old Business” will allow for additional public comments relating to this matter beyond that obtained during the public hearing to be held on January 3.

A copy of the Planning and Zoning Commission staff report, locator maps, City-County 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer 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: Inclusive Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
12/20/21	Set a public hearing for January 2, 2022 to consider the voluntary annexation of property addressed 5025 Scott Boulevard. (Res. 193-21)

Suggested Council Action

Approve R-1 (One-family Dwelling) district zoning as permanent zoning, upon annexation, as recommended by the Planning and Zoning Commission.