



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: Fred Overton Development, Inc. & Andrews et al - Annexation, Permanent Zoning (Case #17-172)

Executive Summary

Approval of this request will result in the annexation of 54 acres of property into the City and assign permanent City R-1 (One-family Dwelling) zoning on 17 acres of land and A (Agricultural) zoning on 34 acres of property, all located on the north side of Gillespie Bridge Road, approximately 1,500 feet west of Louisville Drive.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc. & Andrews et al (owners), is petitioning the City to annex 54 acres of property into the City of Columbia and apply R-1 and A on portions of the site. The subject site is located on the north side of Gillespie Bridge Road, approximately 1,500 feet west of Louisville Drive.

The request includes two separately owned and described parcels, one on the east side of the site that is approximately 37 acres (the Andrews parcel), and the remaining 17 acres on the west side of the site (the Overton parcel). Both owners initially requested R-1 zoning upon annexation on their respective parcels; however, the Andrews request has since been revised, as of October 2, to A, consistent with the Planning and Zoning recommendation.

The annexation is being processed concurrently with Case #17-171, which is a request for a 38-lot preliminary plat on the west portion of the site, referred to as the Overton parcel. A draft of the preliminary plat is included with this report for illustrative purposes, but the full request will be considered at the November 6 City Council meeting. The annexation of the two parcels will allow the Overton parcel to be contiguous to the City boundary, thereby allowing the extension of City sanitary sewer to serve the property. The site is currently located within unincorporated Boone County and is zoned A-2 (Agricultural), which requires a 2.5-acre minimum lot size.

The site is bordered on the north, south, and west by property that is currently located in unincorporated Boone County, and is also zoned A-2. The property to the north includes a single family structure and the majority of the parcel is in agricultural use. To the south, the property is similarly utilized, with a single-family dwelling and agricultural uses. A single-family structure is located west of the subject site on an approximately 6-acre parcel, and just to the west of that is a low density residential development in the County, Walnut Wood Estates.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The properties in question have contiguity with the City's existing municipal boundary to the east, where it abuts the Westcliff subdivision located on the east side of Perche Creek. Specifically, the Andrews parcel currently has contiguity with the City boundary, and the Overton parcel, which is not currently contiguous, would be contiguous once the Andrews parcel is annexed.

Zoning Considerations -

Application of permanent City zoning to annexed property is necessary following a determination if a subject site should become part of the City's municipal boundary. Consideration of permanent zoning is reviewed by the Planning and Zoning Commission with a recommendation being provided to City Council following a public hearing. The Commission evaluates the requested permanent zoning utilizing the Comprehensive Plan as a guide for land use compatibility.

The comprehensive plan's future land use map identifies the property as being located within the "Neighborhood District" on the western portion of the property, with the portion within the floodplain identified as "Open Space/ Greenbelt" areas. In regards to the Andrews parcel, the entirety of the site is located within the floodplain, and staff recommended that the site be zoned A (Agriculture), which is intended for sites that will provide large scale agricultural uses contained within the City.

When evaluating the Overton parcel, staff considered the proposed zoning of the site to be consistent with the comprehensive plan's land use designation of the site as a "Neighborhood District", although there are concerns with the expected future development of areas west of Perche, which could be addressed through an area land use plan that would provide guidance on desired future growth patterns.

The Planning and Zoning Commission considered this request and the proposed 38-lot preliminary plat (Case #17-171) at its meeting on September 21. Staff presented its report and the applicant gave an overview of the request. The Commission inquired about the location of floodplain on the properties, and how that would affect development in the R-1. The Andrews parcel is located entirely in the floodplain, and the eastern portion of the Overton property is as well. The UDC restricts the creation of lots that include floodplain; however, there are regulatory safeguards for development in the floodplain that would otherwise allow for construction in the floodplain. The Commission also inquired if the Andrews parcel was currently being used as agriculture, which it is.

Several members of the public spoke during the public hearing. A representative from Westcliff Homeowners Association spoke against the requested zoning due to flooding, and floodplain development concerns regarding the residential zoning request. A representative of the Homeowners Association of Perche Hills Estates also shared concerns with the proposed residential zoning given existing traffic problems, and the prospect of other properties developing in the immediate areas. Several other speakers also had concerns



with the density that R-1 would permit, flooding concerns, and potential traffic issues. One individual spoke in favor of the request.

Commissioners discussed concerns with zoning property in the floodplain R-1, and with approving residential development in an area that has access concerns due to flooding. Following the public hearing and additional discussion, the Commission voted (5-3) to recommend approval of R-1 permanent zoning for the Overton parcel and A for the Andrews parcel, pending annexation. The annexation petition for the Andrews parcel included a request for R-1 zoning, but has been revised (as of October 2) to match the Commission's recommended A (Agriculture) zoning designation.

The Planning Commission staff report, locator maps, zoning graphic, preliminary plat (case #17-171), and meeting minutes 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.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees, property tax collections, and payments required per the development agreement.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the annexation and assignment of permanent R-1 zoning to the west 17 acres (Overton parcel) and A zoning to the east 37 acres (Andrews parcel) as recommended by the Planning and Zoning Commission.