

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 10, 2022**

SUMMARY

A request by McKenzie Daly (owner) for the assignment of permanent R-1 (One-family Dwelling) district zoning to a single 12.7-acre parcel of land upon annexation. The currently vacant site is zoned County R-S (Single Family Residential) and is identified as tax parcel 12-415-20-04-003.00 01. The property is located on the north side of N. Oakland Gravel Road, approximately 1/2 mile northeast of the US 63 and Prathersville Road interchange. (**Case # 68-2022**).

DISCUSSION

The applicant seeks R-1 (One-family Dwelling) permanent zoning, upon annexation, of a 12.7-acre tract located on the north side of N. Oakland Gravel Road. The applicant desires to build a single-family home on the site which is connected to the city's sanitary sewer. Policy Resolution 115-97A requires that contiguous property seeking connection to the city's public sewer be permanently zoned and annexed prior to such permission being granted.

The property is currently located within unincorporated Boone County and is zoned County R-S (Single-family Residential). The requested R-1 zoning is consistent with the present County zoning. The site is contiguous to the City's existing municipal boundary along its eastern and southern boundaries (across N. Oakland Gravel Road) and is adjacent to City R-1 and City A zoned property. As shown on the combined City/County zoning graphic (attached), Boone County zoning in the area is R-S to the north, west, and east. The existing development pattern in the area for both City and County property is predominantly single-family residential subdivisions or estate-sized parcels.

The site is located within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The site is within the City's water territory, but would require a water main extension. Boone Electric provides electric service. The site's Columbia Imagined Future Land Use Map designation is split between neighborhood and open space. The developable, eastern portion of the site is designated neighborhood which is consistent with the zoning request. The portions of the site within the floodplain, to the west and southeast, are designated as open space.

Upon annexation, the FP-O (Floodplain Overlay) district designation will apply to the portions of this property that are located within numbered and unnumbered A and AE zones, on the Flood Insurance Rate Maps (FIRMS) for Boone County and any portions of X-zone shaded, other flood areas, which are within the upper square mile of a flood drainage area. No development is permitted in the overlay area except upon the issuance of a City floodplain development permit. This overlay will apply to the corridors of Bear Creek and its tributary stream immediately upon annexation.

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 appropriate for the subject property.

RECOMMENDATION

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

ATTACHMENTS

- Locator Maps
- Surrounding Zoning Graphic

HISTORY

Annexation date	n/a
Zoning District	County
Land Use Plan designation	Neighborhood / Open Space
Previous Subdivision/Legal Lot Status	Horse Fair subdivision, Lot 3

SITE CHARACTERISTICS

Area (acres)	12.7
Topography	Northeastern quarter is relatively flat. Western half and southeastern corner contains streambanks
Vegetation/Landscaping	Northeastern quarter contains hay field or pasture. Remainder of site is wooded.
Watershed/Drainage	Bear Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia / Boone County
Electric	Boone Electric

ACCESS

North Oakland Gravel Road	
Location	Southern and Eastern frontages
Major Roadway Plan	Neighborhood Collector
CIP projects	N/A
Sidewalk	None

PARKS & RECREATION

Neighborhood Parks	Atkins Park – 1000’ south; Smith Park – ½ mile southeast
Trails Plan	Bear Creek Trail - Proposed Tertiary Trail located across N Oakland Gravel Road on SE corner
Bicycle/Pedestrian Plan	Key Roadway – N Oakland Gravel Road

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 an advanced notification postcard which was mailed on January 7, 2022. **12** postcards and property owner letters were sent.

Public Notification Responses	None
Notified neighborhood association(s)	N/A
Correspondence received	None

Report prepared by Brad Kelley

Approved by Patrick Zenner