



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2022

Re: Horse Fair, Lot 3 – Permanent Zoning (Case #68-2022)

Executive Summary

Approval of this request will assign R-1 (One-family Dwelling) zoning to 12.7-acres of land located on the north side of N. Oakland Gravel Road, approximately 1/2 mile northeast of the US 63 and Prathersville Road interchange. A concurrent annexation public hearing (Case # 74-2022) and a sidewalk design adjustment (Case # 70-2022) are being considered on the Council's March 7, 2022 agenda as a separate business items.

Discussion

McKenzie Daly (owner) seeks assignment of R-1 (One-family Dwelling) zoning, upon annexation. The subject 12.7-acre parcel is located approximately 1/2 mile northeast of the US 63 and Prathersville Road interchange. The requested permanent zoning and concurrent annexation is sought to allow the owner to connect a single-family home to the City's sanitary sewer pursuant to the requirements of Policy Resolution #115-97A.

In addition to the permanent zoning and annexation, the applicant is seeking relief from the requirement that public sidewalk be installed along the parcel's Oakland Gravel Road frontage. The full staff report discussing the requested relief is provided in Case #70-2022 which is on the March 7 agenda as a separate business item.

The property is currently located within unincorporated Boone County and zoned R-S (Single-family Residential). 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 (Agriculture) 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 site is shown as being within the Urban Service Area (USA) as presented in the Columbia Imagined Comprehensive Plan. The site has access to the City's sanitary sewer system via an on-site 24" sewer line. The site is within the City's water territory, but would require a water main extension. Electric service is provided by Boone Electric Cooperative.

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



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The Planning and Zoning Commission considered this request and the associated design adjustment to waive sidewalk installation at their February 10, 2022 meeting. The Commission inquired as to why the property was requesting annexation and City zoning. Staff and the applicant indicated the site was contiguous and served by city public sewer and per Policy Resolution #115-97A was required to annex prior to issuance of a building permit. Staff further noted that given the “collector” classification of Oakland Gravel Road, a sidewalk was required to be construction along the parcel’s frontage as part of the building permitting requirements. The applicant and several other members of the public spoke regarding the requirements of annexation and the hardship it has created on their ability to construct their home.

Following limited additional discussion, the Commission voted in favor (9-0) of the requested “R-1” zoning, upon annexation. In a separate motion, the Commission vote (9-0) to have the permanent zoning and annexation placed under the Council’s “Old Business” section of their March 21 agenda. Per state law and the City Code of Ordinances, the Commission’s review is limited to the question of the appropriate assignment of permanent zoning – not the policy decision on the expansion of the City’s corporate limits. The request to place final consideration of both the annexation and permanent zoning under “Old Business” is to allow for additional discussion, if any, of the policy impacts on annexing and permanently zoning the subject property.

The Planning Commission staff report, locator maps, surrounding 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: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

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