



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2022

Re: Bristol Ridge Plat No. 2 – Permanent Zoning (Case #246-2022)

Executive Summary

Approval of this request will assign R-1 (One-Family Dwelling) zoning to 53.80 acres of land located northwest of the terminus of Bristol Lake Parkway. A concurrent annexation public hearing (Case #1-2023) and preliminary plat (Case # 245-2022) are being considered on the Council's November 7, 2022 agenda as separate business items.

Discussion

Crockett Engineering Consultants (agent), on behalf of Fred Overton Development, Inc. (contract purchaser), seeks assignment of R-1 zoning, following annexation, on 53.80 acres located northwest of the existing terminus of Bristol Lake Parkway. The subject acreage is contiguous to the City's municipal boundary along its southern and eastern boundaries which are shared with Bristol Ridge Plat 1 and Phillips Park, respectively.

The public hearing for annexation for the subject property is being held concurrently on November 7 under Case #1-2023. The proposed preliminary plat seeking to subdivide the property into 103 single-family homesites and 3 common lots is also being introduced on November 7 under Case #245-2022.

The requested R-1 zoning is generally consistent with the existing Boone County A-1 (Agriculture) zoning and the surrounding development pattern in both the City and County. The site is generally surrounded by County A-1 to the north and west (undeveloped), O (Open Space) to the east (Phillips Park) and City R-1 and PD to the south (Bristol Ridge Plat 1 and Bristol Lakes subdivisions, respectively). The site is designated within the Neighborhood District on the City's Future Land Use Map, which supports all residential zoning categories.

The subject site is within the Urban Service Area shown within Columbia Imagined and has access to City sanitary sewer onsite. There are no known sewer capacity issues impacting the property and the site is not within a sewer connection agreement area. The expenses associated with connection to the City's sewer system will be borne fully by the applicant and future homesites will be subject to standard connection and monthly service charges similar to other properties within the City's corporate limits. The subject property is located within the City's water and electric service territories. Fire protection would be provided jointly by the City of Columbia and the Boone County Fire Protection District.

The Planning and Zoning Commission considered this request and the associated preliminary plat at their October 6, 2022 meeting. Staff presented its reports and the applicant's representatives gave an overview of the requests. Public comments were offered during the



hearing expressing concern regarding the proposed preliminary plat; however, none specifically about the requested permanent zoning.

Following additional limited discussion, the Commission made a motion to approve the permanent zoning with specific emphasis being stated that such recommendation did not evaluate the “policy” decision of annexation. The motion was approved by a unanimous (9-0) vote of the Commission. A second motion was approved (9-0) to require that consideration of the permanent zoning be placed on the Council’s agenda as “Old Business” to allow additional public input once the annexation and permanent rezoning were merged into a single action.

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

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.