

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 6, 2016**

SUMMARY

A request by JR2 Development, LLC (owner) to annex land into the city and designate R-1 (One-Family Dwelling District) as permanent City zoning. The 28.84-acre property is located on the west side of Highway PP, and is addressed 3891 North Highway PP. **(Case #16-196)**

DISCUSSION

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning pending annexation of the subject property on November 21, 2016. The proposed zoning would replace the site's existing Boone County A-2 (Urban Agriculture) zoning designation, which requires a minimum lot size of 2.5 acres. The site is contiguous with the City's corporate limits along its western boundary.

A single-family home at the northeast corner of the site was recently razed. The applicant is petitioning for voluntary annexation into the city so that he may connect to the City's sewer system and develop a 78-lot single-family subdivision on the site's acreage. The proposed R-1 zoning is consistent with the zoning and minimum lot sizes of those found in the existing subdivision development to the west.

The property was not shown as being located within the City's Urban Service Area at the time the Comprehensive Plan was prepared since it was not served by sanitary sewer or as being identified within the 5-year CIP for sewer service extension. While sanitary sewer capacity is unavailable through a direct gravity sewer main at the southwest corner of the site, the applicant has received tentative approval from the City's Utilities Department to install a pump station and force main to pump development sewage to an existing City main near the intersection of Mexico Gravel Road and Wyatt Lane. The existing main has adequate capacity to serve the proposed 78-lot single-family development. All sewer improvements would be paid for by the developer.

Expansion of the City's corporate limits beyond the Urban Service Area is not precluded provided the costs of such expansion are addressed and there is available infrastructure capacity. Based upon departmental review of the requested rezoning and the accompanying preliminary plat it appears this request can be accommodated. Additionally, the subject site is contiguous with the City boundary and its incorporation into the corporate limits supports the underlying intent of annexation which is to maintain a "compact and contiguous" municipal boundary.

RECOMMENDATION

Staff recommends approval of R-1 as permanent City zoning pending annexation

ATTACHMENTS

- Locator maps

SITE HISTORY

Annexation Date	Pending annexation on November 21, 2016
Existing Zoning District(s)	County A-2 (Urban Agriculture)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tract

SITE CHARACTERISTICS

Area (acres)	28.84 acres
Topography	30-foot decline from south to north
Vegetation/Landscaping	Mix of hay fields and tree-covered draws
Watershed/Drainage	Nelson Creek
Existing structures	Undeveloped

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	Boone County A-2	Single-family home
South	County A-2	Farmland
East	County A-2 & A-R (Agriculture Residential)	Single-family & Farmland
West	City R-1	Single-family subdivision

UTILITIES & SERVICES

Sanitary Sewer	City sewer service
Water	City service
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	Boone Electric Cooperative

ACCESS

Highway PP	
Location	East side of site
Major Roadway Plan	Minor Arterial (unimproved)
CIP Projects	10+ year: Wyatt Lane street maintenance, and intersection improvements at Wyatt Lane & Thompson Road

Webster Grove Road	
Location	West side of site
Major Roadway Plan	Local Residential street (improved)
CIP Projects	None

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park is approximately one mile south and west of the site. Site is in a Secondary Priority Park Acquisition Service Area
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	N/A

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 of a public information meeting, which was held on September 13, 2016.

Public Information Meeting Recap	Number of attendees: 6 Comments/concerns: Traffic, sewer capacity, screening, loss of natural habitat
Neighborhood Association(s) Notified	Garden City
Correspondence Received	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner