



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 21, 2020

Re: 4000 Bradbury Drive Annexation - Assignment of Permanent Zoning (Case #143-2020)

## Executive Summary

Approval of this request will assign R-1 (One-family Dwelling) zoning to 2.87 acres of land addressed as 4000 Bradbury Drive. The public hearing (Case # 161-2020) relating to the annexation of the site is being considered concurrently on the September 21, 2020 agenda.

## Discussion

The applicant, Crockett Engineering Consultants, LLC (agent), on behalf of Troy and Shirley Miller (owners), seeks to permanently zone 2.87 acres to City R-1 (One-family Dwelling) from County R-S (Single-family Residential) upon annexation. The subject site is addressed 4000 Bradbury Drive. The required public hearing (Case #161-2020) to consider the annexation of this property is being concurrent held on Council's September 21, 2020 agenda.

The subject 2.87 acre site represents the remnant parent parcel of the Wellington Manor subdivision and is contiguous with the City's municipal boundary along its northern and western property lines. Properties to the north and west are zoned R-1. Properties to the south and east are zoned County R-S. The applicant's requested R-1 zoning is comparable to the County's R-S zoning. The site is accessed via Bradbury Drive - a city-maintained local residential street terminating in a fully constructed cul-de-sac east of the site.

The site is shown as being within the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan and has access to all necessary public infrastructure. The site is also shown as being located within a "Residential District" as depicted on the Future Land Use Map of the Comprehensive Plan. The proposed R-1 zoning is consistent with this designation. The purpose of the requested annexation and permanent zoning is allow connection of the site to public sewer.

The subject site is unplatted land. As such, additional development upon or division of the property would trigger a platting action and installation of incomplete public sidewalks along the site's Bradbury frontage prior to the issuance of a building permit. The applicant indicates no additional development or subdivision activity at this time.

Significant public correspondence (attached) was received regarding this request that expressed concerns that annexation and future development would trigger new street construction. These comments arose from a prior concept review in which the subject site was proposed to be subdivided into three R-1 lots and comments regarding UDC requirements pertaining to accessibility/connectivity were made.



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At this time, the proposed 3-lot subdivision is not being pursued and no additional lots are being created. As such, the potential requirement that additional new street connectivity/construction occur is not required. The subject site is contiguous to public infrastructure and is effectively part of the Wellington Manor subdivision. Approval of the requested zoning would assign a City classification considered comparable to the existing County zoning and permit the site to connect to public sewer.

The Planning and Zoning Commission considered the permanent zoning request at their August 6, 2020 meeting. After hearing public comments and clarification by staff, the Commission voted (8-0) in favor of the requested zoning upon annexation.

The Planning and Zoning Commission staff report, locator maps, zoning graphic, public correspondence, and meeting minute excerpts are attached for review.

## 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 roadway improvements may be at the expense of the City. 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: 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
September 8, 2020	Approved setting September 21, 2020 as public hearing for on the voluntary annexation. (Res. 103-20)

## Suggested Council Action

Approve the assignment of permanent zoning of R-1 (One-family Dwelling) as recommended by the Planning and Zoning Commission.