

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 6, 2020**

**SUMMARY**

A request by Crockett Engineering Consultants (agent), on behalf of Troy and Shirley Miller (owners), for approval to permanently zone 2.87 acres from County R-S (Single-Family Residential) to R-1 (One-family Dwelling), upon annexation. The property is located approximately 0.25 miles south of the intersection of Kipling Way and St. Charles Road and is addressed 4000 Bradbury Drive.

**(Case #143-2020)**

**DISCUSSION**

The applicant is seeking approval of R-1 zoning (One-family Dwelling) as permanent zoning on approximately 2.87 acres of property located at the terminus of Bradbury Drive upon annexation into the City of Columbia. The site is currently located within unincorporated Boone County and zoned R-S (Single-Family Residential).

The property is an unplatted remnant of the Wellington Manor residential subdivision which contains 56 R-1 lots and one Planned Development lot that is improved with Wellington Manor Apartments. The properties to the west of the subject site are zoned City R-1 (One-family Dwelling) and are currently occupied by single family dwellings with the exception of one vacant lot. Bradbury Drive borders the property on its north, and property on the north side of Bradbury Drive is zoned R-1 with additional single family dwellings and one vacant lot. Property to the east is zoned County R-S (Single-Family Residential). The site is bordered on the south by a 63-acre wooded tract, which is zoned County R-S.

The site is contiguous with the City's existing municipal boundary along its western and northern property lines. The site has access to City sewer mains which will be utilized when the existing lagoon is remove and is served by Boone Electric and Public Water Supply District 9. The subject site is presently contained within the Urban Service Area (USA) as presented in Columbia Imagined.

**Zoning**

Changes in zoning are evaluated on how the zoning correlates with the City's comprehensive plan and how the zoning would impact and integrate with surrounding properties. Staff has reviewed the request and has the following observations.

1. **The site is currently zoned County R-S, which is a single-family residential zoning district.** The R-S District is generally consistent the City's R-1 zoning district. However, agricultural use is permitted with County R-S whereas it is not permitted in City R-1. The site is not presently used for agricultural use therefore this is not a significant factor. Setbacks and height requirements are consistent as are other permitted uses. The R-1 provides similar restrictions on certain higher-intensity uses and allows property to be developed at a similar density.
2. **Site characteristics appropriate for R-1 zoning.** The 2.87 acre property is located in a residential subdivision consisting of single-family dwellings. Per Columbia Imagined, R-1 is appropriate within a "Neighborhood District" which serves to accommodate a broad mix of residential uses.
3. **Surrounding zoning and land uses.** The R-1 zoning and present residential use is consistent with the surrounding uses. The site is surrounded by City R-1 zoning and County R-S zoning. Additionally, the subdivision is built-out with the exception of two vacant lots. The present site is developed with a single family dwelling consistent with other R-1 lots in the abutting subdivision.

4. **East Area Plan recommends that residential areas in the Grindstone Creek watershed be reviewed on a case-by-case basis.** The East Area Plan states that stakeholders believe most development in the Grindstone Creek watershed should be allocated to residential development, but residential density in this watershed was left to be reviewed on a case-by-case basis (pg. 98). In this case, City R-1 zoning would be consistent with surrounding property and the rest of the Wellington Manor subdivision. Given that the Wellington Manor tract is already developed, this is unlikely to change.

The subject site is presently contained within the Urban Service Area (USA) as presented in Columbia Imagined. The site would be served by the City of Columbia Sewer Utility. There are no capacity issues in this area.

## **Conclusion**

Overall, staff finds that the proposed permanent zoning is generally consistent with the goals and objectives of Columbia Imagined, is compatible with adjacent zoning and land uses, and is appropriate for the subject property. The request has been reviewed by both internal and external agencies and is supported.

## **RECOMMENDATION**

Approval of the requested R-1 permanent zoning pending annexation of the property.

## **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Zoning graphic

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	2.87
<b>Topography</b>	Slopes ~30' southeasterly
<b>Vegetation/Landscaping</b>	Turf and Wooded Area
<b>Watershed/Drainage</b>	Grindstone Creek
<b>Existing structures</b>	Single-family dwelling

## **HISTORY**

<b>Annexation date</b>	NA
<b>Zoning District</b>	R-S (Boone County Planned Commercial)
<b>Land Use Plan designation</b>	Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Unplatted remnant and parent tract of the Wellington Manor subdivision

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	PWSD #9
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	Boone Electric

## **ACCESS**

<b>Bradbury Drive</b>	
<b>Location</b>	Along the north side of property
<b>Major Roadway Plan</b>	NA; local residential
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within half mile of American Legion Park
<b>Trails Plan</b>	Within half mile of Hominy Creek Trail Potential for N Fork Grindstone Trail within half mile to the southeast* *Future Ballot Issue and listed on CIP as Parks Project #433
<b>Bicycle/Pedestrian Plan</b>	NA

## **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 this pending request via advanced notice on July 2, 2020 and a follow-up letter on July 17, 2020. 18 postcards were distributed.

<b>Public information meeting recap</b>	Number of attendees: N/A (No meeting held due to COVID-19) Comments/concerns: N/A
<b>Notified neighborhood association(s)</b>	N/A
<b>Correspondence received</b>	Two phone inquiries: Questions about what development was proposed with this application. Neither comment had an issue with R-1 zoning.

Report prepared by Brad Kelley

Approved by Patrick Zenner