

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
August 5, 2021**

**SUMMARY**

A request by Engineering Surveys and Services (agent), on behalf of Chris and Tracy Bach (owners), for the assignment of R-1 zoning, upon annexation, of property addressed 5170 S. Scott Blvd. The 2.1-acre site is located on the east side of S. Scott Blvd., approximately .25 miles north of the T-intersection of S. Scott Blvd. and Steinbrook Terrace. **(Case #216-2021)**

**DISCUSSION**

The applicant seeks R-1 permanent zoning, upon annexation, of a 2.1-acre parcel of land located on the east side of Scott Boulevard north of Steinbrook Terrace and west of S. Persimmon Road. The applicants desire to build a single-family home on the site that is connected to the city's sanitary sewer. Policy Resolution 115-97A requires that contiguous property seeking connection to the city's public sewer be permanently zoned and annexed prior to such permission being granted.

The property is currently located within unincorporated Boone County and is zoned County A-2 (Urban Agriculture). The requested R-1 zoning is not inconsistent with the present County zoning. The site is contiguous to the City's existing municipal boundary along its western boundary (across S. Scott Blvd.) and is generally surrounded by City R-1 zoned property. As shown on the combined City/County zoning graphic (attached), Boone County zoning in the area is generally A-2 to the north and east, R-S (single family) to the far northeast, and A-1 (agriculture) to the south. The existing development pattern in the area for both City and County property is predominantly single-family residential.

The site is located within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The site can be served by City utilities and is within the City's water territory. Boone Electric provides electric service. The site's Columbia Imagined Comprehensive Plan Future Land Use Map designation is neighborhood, which is typically consistent with residential zoning categories.

Should the annexation be approved by the Council, a one-lot subdivision plat will need to be submitted and approved prior to the issuance of building permits for the home. The applicant is working with the Public Works Department to determine a driveway design and plot plan (which will depict the siting of the home) such that it will accommodate the future Crabapple Lane extension running along the southern boundary of the property. The required right-of-way for the Crabapple Lane alignment will be dedicated as part of the future platting action. Crabapple Lane is shown as a neighborhood collector on the CATSO major roadway plan and its extension is presently unfunded.

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to be consistent with the goals and objectives of Columbia Imagined, is compatible with the adjacent zoning and land uses, and is appropriate for the subject property.

**RECOMMENDATION**

Approval of R-1 zoning as permanent City zoning, upon annexation.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Combined County and City Zoning Graphic

**SITE CHARACTERISTICS**

|                               |   |
|-------------------------------|---|
| <b>Area (acres)</b>           | 2.1 acres   |
| <b>Topography</b>             | Rolling/sloped to a stream running across the NE corner of the property |
| <b>Vegetation/Landscaping</b> | Wooded/brush  |
| <b>Watershed/Drainage</b>     | Mill Creek  |
| <b>Existing structures</b>    | None  |

**HISTORY**

|  |                  |
|--|------------------|
| <b>Annexation date</b>                       | NA               |
| <b>Zoning District</b>                       | Boone County A-2 |
| <b>Land Use Plan designation</b>             | Neighborhood     |
| <b>Previous Subdivision/Legal Lot Status</b> | Not a Legal Lot  |

**UTILITIES & SERVICES**

All utilities except electric will be provided by the City of Columbia. Fire service will be provided jointly between the City and County fire services. Electric service is provided via Boone Electric Cooperative.

**ACCESS**

|                           |                          |
|---------------------------|--------------------------|
| <b>Scott Boulevard</b>    |                          |
| <b>Location</b>           | Western edge of property |
| <b>Major Roadway Plan</b> | Major Arterial           |
| <b>CIP projects</b>       | None                     |
| <b>Sidewalk</b>           | Existing                 |

**PARKS & RECREATION**

|                                |   |
|--------------------------------|---|
| <b>Neighborhood Parks</b>      | MKT Nature and Fitness Trail, MKT Trail - Scott Boulevard Access, Jay Dix Station |
| <b>Trails Plan</b>             | MKT Connector   |
| <b>Bicycle/Pedestrian Plan</b> | 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 this pending request on July 2, 2021. 7 postcards were distributed.

|   |      |
|---|------|
| <b>Public Notification Responses</b>        | None |
| <b>Notified Neighborhood association(s)</b> | None |
| <b>Correspondence received</b>              | None |

Report prepared by Rachel Smith

Approved by Patrick Zenner