

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 6, 2022**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Fred Overton, Inc. (contract purchaser), seeking assignment of R-1 (Single-family Dwelling) permanent zoning, upon annexation, of 53.80 acres of land currently zoned Boone County A-1. The subject site is generally located west of Phillips Park and north of the existing terminus of Bristol Lake Parkway. A concurrent request (Case # 245-2022) seeking approval of a 106-lot preliminary plat has been submitted and appears on the October 6, 2022 Planning Commission agenda for consideration.

DISCUSSION

The applicant seeks R-1 (One-family Dwelling) permanent zoning, upon annexation, of a 53.8-acre tract located north of the existing terminus of Bristol Lake Parkway. The applicant desires to subdivide and develop the property with single-family homes. The property is currently located within unincorporated Boone County and is zoned County A-1 (Agriculture). The requested R-1 zoning is generally consistent with the present County zoning, with the exception of permitted density. The existing agriculture zoning requires a minimum lot size of at least 10 acres, while the requested R-1 has a minimum lot area of 7,000 square feet.

The site is contiguous to the City's existing municipal boundary along its eastern and southern boundaries. To the south and west the subject site adjoins City R-1 and PD (Planned District) single-family subdivisions. To the east, the property abuts the City's Phillips Park which is zoned O (Open Space). The existing development pattern in the area for both City and County property is predominantly single-family residential subdivisions or estate-sized parcels.

The site is located within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The site's Columbia Imagined Future Land Use Map designation is split between neighborhood and open space. The developable, eastern portion of the site is designated neighborhood which is consistent with the zoning request. The portions of the site within the floodplain, to the west and southeast, are designated as open space. The site is designated, in its entirety, as Sensitive Area.

Upon annexation, the FP-O (Floodplain Overlay) district designation will apply to the portions of this property that are located within numbered and unnumbered A and AE zones, on the Flood Insurance Rate Maps (FIRMS) for Boone County and any portions of X-zone shaded, other flood areas, which are within the upper square mile of a flood drainage area. No development is permitted in the overlay area except upon the issuance of a City floodplain development permit. This overlay will apply to the corridors of Clear Creek and its tributary stream immediately upon annexation.

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.

ATTACHMENTS

- Locator Maps

SITE CHARACTERISTICS

Area (acres)	53.80 acres
Topography	Gently sloping, generally to the northeast
Vegetation/Landscaping	Wooded along southern & western property boundaries
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County A-1 (Agricultural District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not a legal lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	Boone County Fire Protection District. Upon annexation shared with City of Columbia as primary provider.
Electric	City of Columbia

ACCESS

Bristol Lake Parkway	
Location	Southeast of site
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Installed on west side of roadway south of site and to be installed on west side through the proposed platted area. Eastern "pedway" to be constructed by Parks and Recreation.

Phillips Farm Road (extension)	
Location	Northeast of site
Major Roadway Plan	Neighborhood Collector
CIP projects	None
Sidewalk	Required – will be constructed by Parks and Recreation in coordination with Phillips Park improvements.

PARKS & RECREATION

Neighborhood Parks	Located within Philips Park service area
Trails Plan	Planned Clear Creek trail to the north
Bicycle/Pedestrian Plan	Planned lear Creek trail to the north

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 via public information postcards on August 5th, and property owner letters on August 17th. The case was advertised in the Columbia Daily Tribune on the 17th as well.

Notified neighborhood association(s)	The Village at Bearfield HOA
Correspondence received	Bristol Ridge Plat 1 residents asked that the extension of Bristol Lake Parkway be screened from the rear of their homes, and expressed concerns about the impacts of deforestation near the southeast corner of the subject parcel.

Report prepared by Rusty Palmer

Approved by Patrick Zenner