

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 9, 2023**

SUMMARY

A request by Simon & Struempf Engineering (agent) on behalf of JR2 Development, LLC (owners) for approval of R-1 (One-Family Residential) permanent zoning subject to annexation of 16.52-acres located north and west of the approved Fox Creek Subdivision addressed as 3901 N. Highway PP. This request includes two separate parcels, one to the north and south of the existing Fox Creek Subdivision, that zoned Boone County A-2 (Agriculture). A concurrent request (Case # 94-2023) seeks approval of revision to the existing Fox Creek Subdivision Preliminary Plat adding the new acreage and adjusting the previously approved lot arrangement. **(Case # 97-2023)**

DISCUSSION

The applicant is seeking assignment of R-1 (One-family Dwelling) as permanent zoning, upon annexation, to two tracts totaling 16.52 acres. The subject tracts are located immediately north and south of existing Fox Creek Subdivision which is located west of Highway PP and are zoned Boone County A-2 (Agriculture). The northern tract contains 4.6 acres and the southern tract contains 11.92 acres.

The requested R-1 zoning is consistent with the adjacent Fox Creek Subdivision, which lies in the City and would be expanded by the proposed annexation. The preliminary plat (Case # 94-2023) under concurrent review would replace Lots 37 through 78 shown on the existing Fox Creek Subdivision Preliminary Plat and be expanded into the additional acreage creating a total of 84 lots in Plat 2. The revised preliminary plat would result in of 43 additional residential lots and 4 common lots being created.

The subject property is surrounded by County A-2 zoning to the north, south and east, across Highway PP. To the west, within the city limits, the adjacent properties are zoned R-1. The existing development pattern in the area consists of large-lot single-family development and agricultural uses within the County. The adjacent properties located within the city limits consist of more traditional single-family home sites. The site is located within the City's Urban Services Area (USA) and designated as being located within a "Neighborhood" district as defined by the Columbia Imagined Comprehensive Plan. Utilities will generally be provided by the City upon annexation, with water and sewer requiring extensions from the platted Fox Creek Plat 1 subdivision. An existing City Sewer lift station is located immediately southwest of the existing home at the northeast corner of the parcel. The property is located within the Boone Electric Cooperative service area and will remain as such after 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 believed, subject to annexation, appropriate for the property.

RECOMMENDATION

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

ATTACHMENTS

- Locator Maps
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	16.52 acres
Topography	Gently sloping to the east, ridge across southern parcel
Vegetation/Landscaping	Pastureland
Watershed/Drainage	Perche Creek
Existing structures	Home & two outbuildings at extreme NE corner of parcel

HISTORY

Annexation date	NA
Zoning District	Boone County A-2 (Agriculture)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Survey tracts

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	Boone Electric

ACCESS

Highway PP	
Location	East side of parcel
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

PARKS & RECREATION

Neighborhood Parks	Indian Hills Park
Trails Plan	Indian Hills Trail
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 via public information postcards on October 7 of the pending action. Property owner letters were sent February 15th and an ad was placed in the Columbia Daily Tribune on the February 21st advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Garden City HOA
Correspondence received	Attached