

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 4, 2023**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeks approval of 97.02 acres of R-1 (One-Family Residential) and 6.71 acres of M-N (Mixed-Use Neighborhood) zoning as permanent City zoning, pending annexation. The subject 103.73-acre property is located southwest of the intersection of Richland and Olivet Roads and is commonly addressed as 6800 Richland Road. A concurrent request (Case # 113-2023) seeking approval of a 161-lot preliminary plat is also being considered for this acreage. **(Case # 114-2023)**

DISCUSSION

The applicants are seeking R-1 (One-family Dwelling) and M-N (Mixed-use Neighborhood) zoning as permanent zoning, subject to annexation, for a tract of land containing a total of 103.73 acres. The site is located southwest of the intersection of Richland and Olivet Roads. Of the 103.73 acres, 97.02 acres is sought to be assigned R-1 (One-family Dwelling) and 6.71 acres is sought to be assigned M-N (Mixed-Use Neighborhood), upon annexation. A concurrent 161-lot preliminary plat (Case # 113-2023) is also presented for consideration on the Planning Commission's May 4 agenda. The plat proposes 146 residential lots, 1 commercial lot, and 14 common lots.

The subject property is adjacent to County A-1 zoning to the east, across Olivet Road. To the north and 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. The requested R-1 zoning is consistent with the adjacent Old Hawthorne North subdivision, which lies within the City to the west, and with the Silver Lakes parcel to the north, across Richland Road.

The requested M-N zoning is also considered to be consistent with the neighborhood district distinction, which is intended to accommodate a broad mix of residential uses, but also supports a limited number of nonresidential uses that provide services to neighborhood residents. The location of the proposed M-N district at the intersection of two collector roadways is also consistent with the objectives of the comprehensive plan, providing services to residents in the immediate area at a transportation node.

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. Sewer will be provided by the City upon annexation via an existing city sewer line located onsite, along the southern property boundary. Additional sewer access exists just west of the subject site, within Old Hawthorne North subdivision. The property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by PWSD # 9. There are no known capacity issues associated with the utility services to be provided to the site.

Details relating to the future development of the site as a residential subdivision are discussed within Case # 113-2023 which appears on the Commission's May 4 agenda as a separate business item. It should be noted that a traffic impact analysis and a development agreement relating to the future improvement of the acreage have been prepared. These documents contain required improvements, developer obligations, and infrastructure dedication/installation triggers intended to address potential negative impacts that the proposed permanent zoning of the site R-1 and M-N may create.

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

Approve the request to permanently zone 97.02-acres to R-1 and 6.71-acres to M-N zoning, subject to Council approval of annexation.

ATTACHMENTS

- Locator Maps
- Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	103.73 acres
Topography	Gently sloping southeast, ridge at northwest corner
Vegetation/Landscaping	Pastureland, sparse timber, wooded areas at northwest, southwest, and southeast corners
Watershed/Drainage	Perche Creek
Existing structures	One home in the western 1/3 parcel (proposed Lot 109)

HISTORY

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

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Boone County Fire Protection District. Upon annexation shared with City of Columbia as primary provider.
Electric	Boone Electric

ACCESS

Richland Road	
Location	North side of parcel
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	None installed. Would require installation as part of site development

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

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	Proposed trail on Olivet Road
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 March 6th of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on April 18th advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner