



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 3, 2025

Re: 5961 S Hwy KK – Permanent Zoning (Case # 70-2025)

## Executive Summary

Approval of this request would establish R-1 (One-Family Dwelling) district zoning, subject to annexation, as the permanent City zoning on a 1.38 acres of land located northwest of the intersection of S Hwy KK and Red River Drive. The site includes the address 5961 S Hwy KK. The subject site is currently zoned Boone County A-1 (Agriculture). This request is being considered concurrently, under separate cover, with Case #96-2025, a request to annex the subject 1.38-acre parcel into the City.

## Discussion

McClure Engineering Company (agent), on behalf of the Marshall G. Murray Trust (owners), are seeking approval to have 1.38-acres annexed into the City of Columbia and have it assigned R-1 zoning as its permanent City zoning. The subject property is located northeast of the intersection of S Hwy KK and Red River Drive, and includes the address 5961 S Hwy KK. The property is presently zoned County A-1. A concurrent request (Case #96-2025) seeks approval to voluntarily annexation of the site into the City's corporate limits.

The subject property is presently zoned County A-1 and is adjacent to City R-1 zoning to the north, east, and west, and County A-2 to the south. The site is bound on its southern edge by S Hwy KK and is surrounded on the north, east, and west by properties zoned R-1 and part of the Thronbrook subdivision. The subject site is separated from the Thornbrook subdivision by an R-1 lot which they own and that was annexed into the city in 2001.

The permanent zoning request is being made in order to facilitate connection to the city's sanitary sewer such that the existing on-site lagoon serving the existing home can be eliminated. Given the property is contiguous to the corporate limits and per Policy Resolution 115-97A, the owner is required to annex and permanently zone the acreage as a prerequisite to connecting to the city's sewer lines. The applicant has not indicated that any other development or improvements are planned at the subject site.

The requested zoning is consistent with the "Neighborhood District" designation for the site as shown within Columbia Imagined and on its Future Land Use Map. The neighborhood district accommodates a broad mix of residential uses and also supports a limited number of nonresidential uses that provide services to neighborhood residents. While a single family home is permissible in many zoning districts, it is considered most appropriate in R-1 zoning. R-1 is also the most consistent with the surrounding area.



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This request was considered by the Planning and Zoning Commission at its February 6, 2025 meeting. Staff provided its report and the applicant's agent was present to make a presentation. After limited Commission discussion, a recommendation to approve the requested R-1 zoning as the site's permanent City zoning was made. The Commission stated that motion offered only pertained to the site's future City zoning and that the determination of its suitability as a portion of the city subject to annexation was a policy decision of the City Council. The motion to recommend approval of the R-1 zoning as the site's permanent zoning, subject to annexation, passed by a vote of (9-0).

The Planning and Zoning Commission staff report, locator maps, zoning graphic, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
03/03/25	Held required public hearing on annexation
02/17/25	Set public hearing on annexation (R19-25)

## Suggested Council Action

Approve the requested R-1 zoning as the subject site's permanent City zoning, subject to annexation, as recommended by the Planning and Zoning Commission.