



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: 6800 Richland Road - Permanent Zoning (Case #114-2023)

Executive Summary

Approval of this request will assign R-1 (One-Family Dwelling) district zoning on 97.02 acres, and M-N (Mixed-Use Neighborhood) zoning on 6.71 acres as permanent zoning subject to annexation on property located southwest of the intersection of Richland and Olivet Roads that is commonly addressed as 6800 Richland Road. A concurrent annexation (Case # 153-2023) and preliminary plat (Case # 113-2023) are being heard on the Council's June 5, 2023 agenda as separate business items.

Discussion

Crockett Engineering Consultants (agent) seeks assignment of R-1 and M-N zoning, on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), as permanent City zoning on a 103.73-acre parcel of land located southwest of the intersection of Richland and Olivet Roads, subject to annexation (Case #153-2023). Of the parcel's 103.73 acres, 97.02 acres is sought to be assigned R-1 zoning and 6.71 acres is sought to be assigned M-N zoning. In addition to the annexation and permanent zoning requests, a 161-lot preliminary plat (Case # 113-2023) is sought to be approved. If approved, the acreage is to be subdivided into 146 residential lots, 1 commercial lot, and 14 common lots.

The proposed zoning designations are consistent with both the comprehensive plan and the existing zoning in the vicinity. The subject property is surrounded by City R-1 and County A-1 development parcels, in general, with varying densities of single-family residences. Columbia Imagined designates the subject parcel as 'neighborhood district', 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 and would be capable of providing services to residents in the immediate area at a transportation node.

The site is located within the City's Urban Services Area. 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.

The Planning and Zoning Commission considered this matter at its May 4th regular meeting. Staff presented its report and the applicant's representative gave a brief overview of the



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request pointing out that the M-N parcel will be significantly smaller than the stated acreage for the annexation and zoning, due to the anticipated dedication of nearly 2 acres for the future relocation of the Richland/Olivet intersection and construction of a roundabout (see Case # 113-2023 for greater discussion on future transportation improvements). No member of the public spoke at hearing. Following limited additional discussion on the requested permanent zoning, the Commission moved to approve the request which passed unanimously by a vote of (8-0).

Pursuant to the provisions of the Unified Development Code and statutory requirements pertaining to the zoning/rezoning of land, this request was publicly advertised 15 days in advance of the Commission's May 4th meeting via a published newspaper ad, on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as homeowners associations within 185' and 1000', respectively.

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

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
5/15/23	Set June 5 2023, for public hearing on annexation of 103.73 acres. (R75-23)

Suggested Council Action

Approve the requested R-1 (One-family Dwelling) and M-N (Mixed-Use Neighborhood) as permanent zoning, upon annexation, as recommended by the Planning and Zoning Commission.