

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 9, 2021**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. (owner), for the assignment of permanent zoning of three parcels to R-1 (One-family Dwelling District) upon annexation. The approximately 2.35-acre property is located on the west side of Scott Boulevard, approximately 900 feet south of Sawgrass Drive, including the address 5025 Scott Boulevard. **(Case # 33-2021)**

DISCUSSION

The applicant seeks R-1 permanent zoning, upon annexation, of 2.35-acres of land located on the west side of Scott Boulevard, approximately 900 feet south of Sawgrass Drive. The property is presently zoned Boone County A-2 (Agriculture), and is comprised of three vacant, $\frac{3}{4}$ -acre lots. The requested R-1 zoning is not inconsistent with the present County zoning.

The site is contiguous to the City's municipal boundary along its western lot line which is shared with the Creek's Edge Subdivision (zoned R-1). As shown on the combined City/County zoning graphic (attached), the site is generally surrounded by City R-1 zoned property to the north, west, and south. Boone County zoning in the area is generally A-2 to east, R-S (single family) to the far northeast, and A-1 (agriculture) to the far southeast. The existing development pattern in the area for both City and County property is predominantly single-family residential.

The site is located within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. The site can be served by all City services. The site's Columbia Imagined Comprehensive Plan Future Land Use Map designation is neighborhood, which is typically consistent with residential zoning categories.

A concurrent preliminary plat with a design adjustment (Case #31-2022) for the subdivision of the subject property is under review and will be known as "Sawgrass Estates, Plat 1". The applicants desire to subdivide the property from three lots into five lots (four single-family residential lots and one common lot) following annexation and permanent zoning. The proposed connection of the four single-family homes to the City's sanitary sewer requires this action pursuant the provisions of Policy Resolution 115-97A. Per the policy resolution, contiguous property must be permanently zoned and annexed prior to being granted permission to connect to the City's sanitary sewer system.

The proposed permanent zoning has been reviewed by staff and external agencies and 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. A full discussion of the concurrent preliminary plat and design adjustment (Case #31-2022) will be presented under separate cover.

RECOMMENDATION

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

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Combined County and City Zoning Graphic

SITE CHARACTERISTICS

Area (acres)	2.35 acres
Topography	Mostly flat
Vegetation/Landscaping	Wooded/brush
Watershed/Drainage	Mill Creek
Existing structures	None

HISTORY

Annexation date	NA
Zoning District	Boone County A-2
Land Use Plan designation	Neighborhood
Previous Subdivision/Legal Lot Status	Described by deed

UTILITIES & SERVICES

All utilities will be provided by the City of Columbia. Fire service will be provided jointly between the City and County fire services. Electric service is provided via Boone Electric Cooperative.

ACCESS

Scott Boulevard	
Location	Eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	None
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	MKT Nature and Fitness Trail, MKT Trail - Scott Boulevard Access, Jay Dix Station
Trails Plan	MKT Connector
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 of this pending request on November 12, 2021 and property owner letters were sent on November 19. 8 postcards/letters were distributed.

Public Notification Responses	None
Notified Neighborhood association(s)	Thornbrook and Creek's Edge Homeowner Associations
Correspondence received	None

Report prepared by Rachel Smith

Approved by Patrick Zenner