

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 10, 2022**

SUMMARY

A request by Crockett Engineering (agent), on behalf of John Gerau RLT (Owner), seeking assignment of R-1 permanent zoning, subject to annexation, of a 9.80-acre tract of land located south of Mexico Gravel Road approximately 640-feet west of Wyatt Lane. **(Case # 7-2023)**

DISCUSSION

The applicant is seeking assignment of R-1 (One-family Dwelling) zoning as permanent zoning, upon annexation, to a 9.80-acre vacant tract of land located on the south side of Mexico Gravel Road approximately 640-feet west of Wyatt Lane. The property is currently located within unincorporated Boone County and is zoned County R-S (Single Family Residential). The requested R-1 zoning is consistent with the current County zoning.

The applicant desires to develop the property with a single-family home. The extension of public sewer is necessary to support the future construction. Given the property is contiguous with the city limits to its north and per Policy Resolution 115-97A, an annexation of the land into the city is required prior to the site being capable of connecting to municipal sewer. City sewer is currently within the Mexico Gravel Road right-of-way along the property's frontage and will require an extension to service the subject acreage.

The subject property is surrounded by County R-S zoning to its east, south, and west. To the north and northwest, within the city limits, is property zoned R-1. At the subject site's northeast corner is a city parcel zoned A (Agriculture). The existing development pattern in the area south of Mexico Gravel consists of large-lot single-family development and agricultural uses within the County. Property located within the city limits consist of more traditional single-family homesites containing between 12,000-15,000 square feet and were platted as part of the Garden City Subdivision, Plats 2 and 5.

The site is located within the City's Urban Services Area (USA) and designation as being located within a "Neighborhood" district as defined by the Columbia Imagined Comprehensive Plan. Given the site's overall size, the ability to further subdivide the property for additional single-family development would be possible subject to standard city subdivision and development standards. No indication has been given that the applicant's intent is to develop the site for more than one single-family dwelling.

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

SITE CHARACTERISTICS

Area (acres)	9.89 acres
Topography	Gently sloping to the south
Vegetation/Landscaping	Generally wooded
Watershed/Drainage	Perche Creek
Existing structures	None (Shipping containers near NE corner of property)

HISTORY

Annexation date	NA
Zoning District	Boone County R-S (Single Family Residential)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Survey tract

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

Mexico Gravel Road / Highway PP	
Location	North 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 October 20 and an ad was placed in the Columbia Daily Tribune on the October 25 advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Lake Shire Estates NA
Correspondence received	None