

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 23, 2008

ITEM NO.

08-78

ITEM

Establishing permanent zoning on a tract of land pending voluntary annexation into the City of Columbia, owned by Doris Dill and Clara Carter

LOCATION

On the east side of Bethel Church Road, south of Poplar Hill Drive (5678 & 5688 Bethel Church Road)

PROPERTY SIZE

Approximately 1.5 acres

EXISTING ZONING

Boone County R-S (Single-Family Residential District)

REQUESTED PERMANENT ZONING

R-1 (One-Family Dwelling District)

HISTORY

The property was designated as Boone County R-S when zoning was first established in Boone County in 1973. There have been no prior requests to change zoning on the property.

EXISTING CONDITIONS

	<u>ZONING</u>	<u>LAND USE</u>
SITE	Boone County R-S	Two manufactured homes on 1.5-acre tract

NORTH	R-1	Manufactured home on 1.7-acre tract
SOUTH	Boone County R-S	Single-family residential
EAST	Boone County R-S	Single-family residence on large tract
WEST	Boone County R-M	Two-family residential

METRO 2020 LAND USE PLAN DESIGNATION

The subject property is designated as a “Neighborhood District” on the Metro 2020 Land Use Plan. The proposed R-1 zoning would be in conformance with the Plan.

ACCESS

Access to the subject tract is off Bethel Church Road, an unimproved neighborhood collector street.

PUBLIC UTILITIES/FIRE PROTECTION

The subject tract is within Boone Electric Cooperative’s and Consolidated Public Water Supply District #1’s service territories.

The nearest sanitary sewer mains belong to the Boone County Regional Sewer District (BCRSD) and are located to the south and west of the subject site. Since the BCRSD lines connect to the City’s sewerage system, the owners of the subject property are required to annex into the City as a condition of connecting to the sanitary sewer. At present, the two manufactured homes on the site utilize an existing sewage lagoon which is also on the site and does not function properly.

The subject tract is within the Boone County Fire Protection District’s service territory.

SITE CHARACTERISTICS

The subject site contains two manufactured homes and several accessory buildings. It is gently sloping and has scattered trees. A sewage lagoon is located on the western portion of the property. The subject site is located within the Little Bonne Femme Creek drainage basin.

CITY-RECOGNIZED NEIGHBORHOOD ASSOCIATIONS AFFECTED

Cedar Lake and Bedford Walk

PARKLAND NEEDS/GREENBELT

Cosmo-Bethel Park is approximately one mile north of the subject site. The 2005 Neighborhood Parks Plan indicates that a future neighborhood park may be needed in the area; however, the City Parks and Recreation Department is not acquiring parkland in the area at this time.

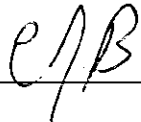
There is no designated greenbelt on or adjacent to the site.


DISCUSSION

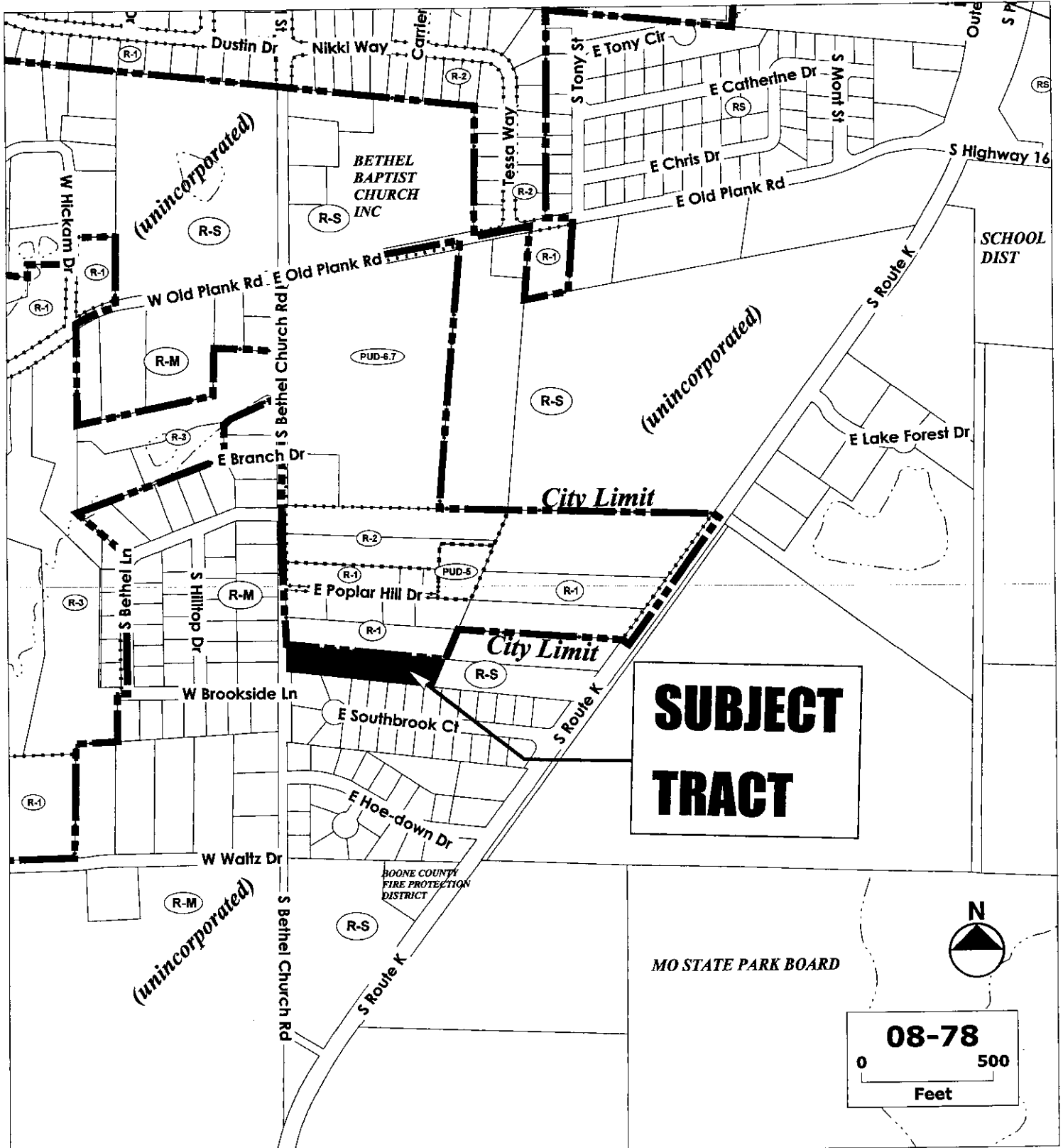
This is a request to establish R-1 as permanent City zoning on a 1.5-acre tract of land which is pending voluntary annexation on November 17, 2008. The purpose of the annexation request is to allow the applicants to connect to the City's sanitary sewer system. The subject property is zoned Boone County R-S, which is equivalent to R-1 zoning in the City.

STAFF RECOMMENDATION

Approval of R-1 as permanent zoning

Report prepared by 

Approved by 



(unincorporated)

BETHEL BAPTIST CHURCH INC

(unincorporated)

SCHOOL DIST

City Limit

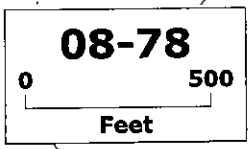
City Limit

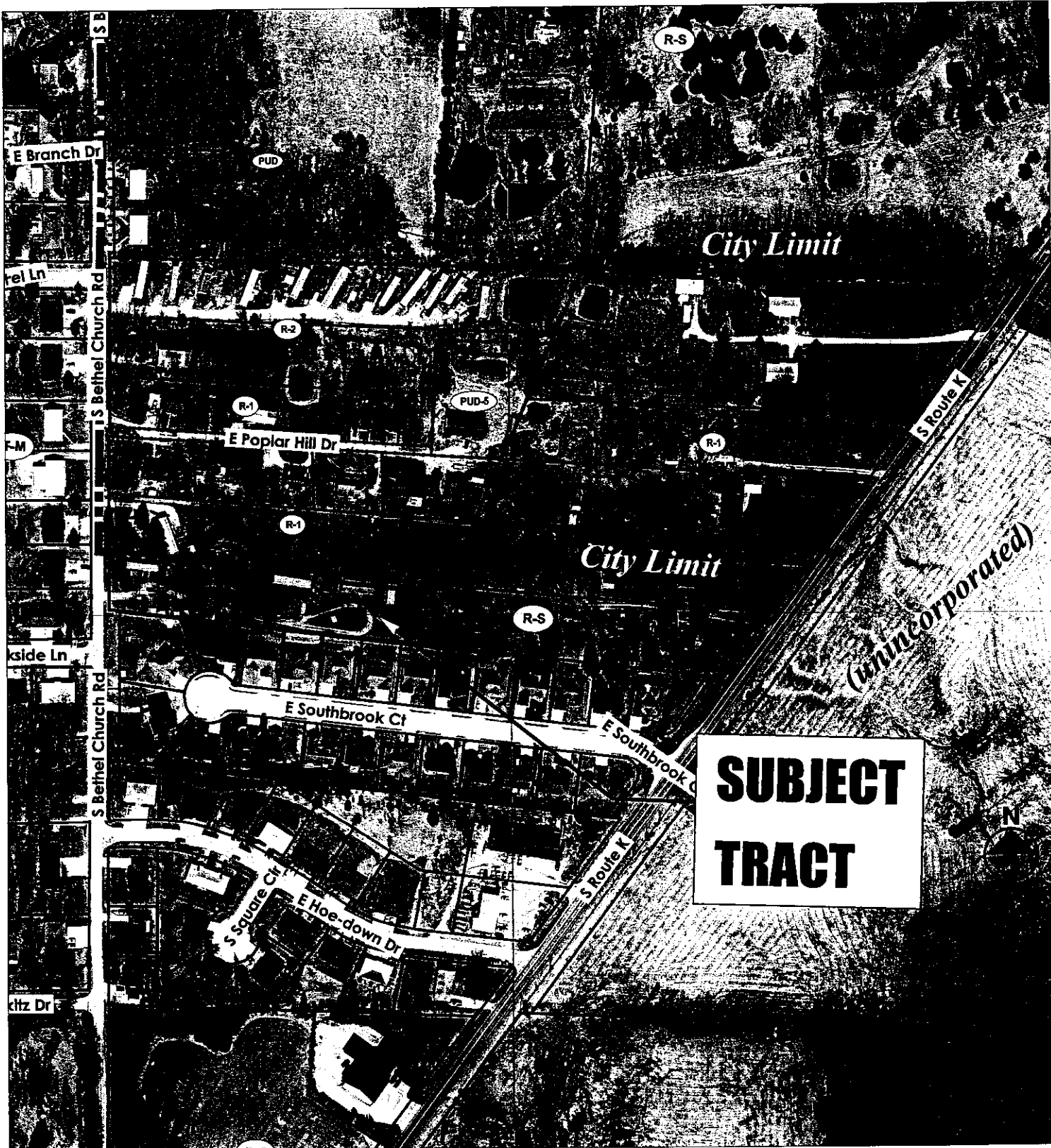
SUBJECT TRACT

(unincorporated)

BOONE COUNTY FIRE PROTECTION DISTRICT

MO STATE PARK BOARD





**SUBJECT
TRACT**



08-78

CITY OF COLUMBIA, MISSOURI
Application For Voluntary Annexation Into the City

Legal description of the property to be annexed (attach if necessary). Note: A copy of a deed will usually suffice as a legal description. Copies of deeds can be obtained from the Boone County Recorder's Office located at 807 East Walnut or by phone at 573-886-4345.

Legal description: DEED ATTACHED

Name(s) of all owners of record of the property to be annexed: DORIS DILL CLARA CARTER

Contact Person: Bob ATKINS Phone No.: 875-1994

Mailing Address: 5109 Thornridge Dr Col. Mo. 65203

Addresses of all existing structures on the property to be annexed: 5688, 5678 S. Bethel Church Rd.

*Permanent city zoning requested: YES - R-1

**Existing Boone County Zoning of property to be annexed: R.S

Types of existing structures on property to be annexed (residential/business): RESIDENTIAL

Square Footage of Existing Structure(s): 980 + 720

Acreage of property to be annexed: Approx 1.5

14 Digit Tax Parcel Number(s): 20-307-01-00-017000

Reason Annexation Request is being made:
SEWER Hook up

Existing Services Provided by:

Water: Consolidated Dist 1

Sewer: Lagoon

Electrical: Boone Electric

Other: GAS - AMARSEN

RECEIVED

SEP 09 2008

PLANNING DEPT.

Before the voluntary annexation request can be processed the applicant must contact the City Protective Inspection Division of the Public Works Department (2nd Floor - Daniel Boone Building, 701 East Broadway) regarding any potential addressing problems.

*Note: If zoning is requested that is not equivalent to the existing Boone County zoning district, an application fee will be required. The City of Columbia Department of Planning and Development at 573-874-7239 can provide the exact amount of the fee.

**Note: This information can be obtained from the Boone County Planning Department at 573-886-4330.

Contact made Jim Panek