**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**May 18, 2017**

**SUMMARY**

A request by A Civil Group (agent) on behalf of Charles and Misty Keene (owners), seeking annexation of their property at 3500 Wellington Drive and permanent City zoning of R-1 (One-family Dwelling) upon annexation. The property consists of 3.37 acres and is currently zoned Boone County R-S (Residential Single-Family). **(Case # 17-114)**

**DISCUSSION**

The applicants are proposing the annexation of their property, located at 3500 Wellington Drive, in order to connect to City sewer service. The Keene’s currently maintain an onsite sewer system, which is beginning to fail. They would like to connect to the City’s sewer utility in order to remove their outdated system. Connection to the city sewer requires annexation. The sewer to which the Keene’s home will connect is directly to the west of their property within the Wellington Estates development.

Benedict Road, along the eastern edge of the site, is designated as a future major collector roadway on the CATSO Major Roadway Plan. Therefore, any replatting or redevelopment of this lot will require the dedication of additional road right-of-way for Benedict Road. However, no such concessions are required at the time of annexation.

The proposal has been reviewed by staff, and meets all applicable City Zoning and Subdivision standards. The existing sewer lines to which the lot would connect have available capacity. The requested permanent R-1 zoning is supported by staff and is consistent with the adjacent zoning and development patterns.

**RECOMMENDATION**

Approval of the annexation of Lot 17 of Wellington Estates Plat 4

**ATTACHMENTS**

* Locator maps

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | NA |
| **Zoning District** | R-S (Residential, Single-Family District) |
| **Land Use Plan designation** | Neighborhood District |
| **Previous Subdivision/Legal Lot Status** | Lot 17, Wellington Estates Plat 4 |

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 3.37 acres |
| **Topography** | Steady slopes to Southeast and Southwest, away from existing home, on either side |
| **Vegetation/Landscaping** | Turf and Residential Landscaping |
| **Watershed/Drainage** | Perche Creek |
| **Existing structures** | 1 single-family home |

**UTILITIES & SERVICES**

|  |  |
| --- | --- |
| **Sanitary Sewer** | Private |
| **Water** | City of Columbia |
| **Fire Protection** | Boone County Fire Protection District will become City of Columbia upon annexation. |
| **Electric** | City of Columbia |

**ACCESS**

|  |  |
| --- | --- |
| **Wellington Drive** | |
| **Location** | Along West edge of property |
| **Major Roadway Plan** | N/A |
| **CIP projects** | N/A |
| **Sidewalk** | Required upon replatting or redevelopment of the property |

|  |  |
| --- | --- |
| **Benedict Road** | |
| **Location** | Along East edge of property |
| **Major Roadway Plan** | Future Major Collector |
| **CIP projects** | N/A |
| **Sidewalk** | Required upon replatting, redevelopment of the subject property or widening of the roadway |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | 0.7 miles northwest of Indian Hills Park |
| **Trails Plan** | N/A |
| **Bicycle/Pedestrian Plan** | N/A |

Report prepared by Rusty Palmer Approved by Patrick Zenner