**AGEDNA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**July 6, 2017**

**SUMMARY**

A request by Allstate Consultants, LLC (agent) on behalf of Arrowhead 111, LLC (contract purchaser) for the rezoning of approximately 24.19 acres of land from A (Agriculture) to R-1 (One-family Dwelling). The subject site is currently undeveloped and is approximately 1200 feet north of Sinclair Road on the east side of West Lake Arrowhead Drive. **(Case 17-155)**

**DISCUSSION**

The applicant is seeking to rezone approximately 24 acres east of W. Arrowhead Lake Drive which is currently a portion of the Sinclair Farm property owned by the University of Missouri. The requested rezoning is part of a pending sale contract between the applicant and the University’s Board of Curators. If rezoned the subject acreage would be combined with an approximate 2.52 acre parcel to the west, fronting directly on W. Arrowhead Lake Drive, and subdivided into four (4) 6+ acre parcels for residential development.

The subject site is currently zoned A (agriculture) and was formerly used by the University as part of its agriculture research operations. The site is surrounded by residential development to its east, south, and west. Zoning of the adjacent residential development is City R-1 and PD and Boone County A-2. The applicant’s requested R-1 zoning would be considered compatible with the adjacent land use pattern and is consistent with the procedural requirements of the UDC in that “A” zoned parcels seeking to be divided into more than 2 lots must seek rezoning to R-1 to facilitate such development.

The subject site is currently land-locked and is not a “legal lot” as defined within the UDC. To overcome these issues the applicant is coordinating with the Lake Arrowhead Estates Homeowners Association to purchase and annex 2.52 acres immediately to the west of the subject tract. This request (Case # 17-156) is being concurrently considered with this application. To ensure “legal-lot” status, a final plat (Case #17-167) has been submitted for review and will be processed separately prior to building permit issuance.

This request has been review by staff and external agencies and found to be compliant with the UDC requirements and is consistent with the Comprehensive Plan. The subject property has access to public infrastructure capable of supporting the proposed additional residential development.

**RECOMMENDATION**

Approval of the requested zoning change to R-1

**SUPPORTING DOCUMENTS (ATTACHED)**

* Locator Maps

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 24.19 acres |
| **Topography** | Sloping northward |
| **Vegetation/Landscaping** | Wooded |
| **Watershed/Drainage** | Mill Creek |
| **Existing structures** | None  |

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 1998 |
| **Zoning District** | A (Agriculture) |
| **Land Use Plan designation** | Neighborhood District  |
| **Previous Subdivision/Legal Lot Status** | Not a legal lot |

**UTILITIES & SERVICES**

|  |  |
| --- | --- |
| **Sanitary Sewer** | City of Columbia via BCRSD maintained lines |
| **Water** | Consolidated Water |
| **Fire Protection** | City of Columbia |
| **Electric** | Boone Electric |

**ACCESS**

|  |
| --- |
| **W Arrowhead Lake Road** |
| **Location** | West side of site |
| **Major Roadway Plan** | Residential access street (County owned and maintained) |
| **CIP projects** | None at this location |
| **Sidewalks** | None required per 29-5.1(c)(1)(ii)(A) |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | Cascades Park (3,500 feet south) |
| **Trails Plan** | N/A |
| **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 a public information meeting, which was held on June 13, 2017.

|  |  |
| --- | --- |
| **Public information meeting recap** | Number of attendees: 4Comments/concerns: General inquires |
| **Notified neighborhood association(s)** | Cascades |
| **Correspondence received** | 1 letter in support |

Report prepared/approved by Patrick Zenner