Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2017

Re: Arrowhead 111, LLC – Rezoning (Case #17-155)

Executive Summary

Approval of this request will result in the rezoning of approximately 24 acres from A (Agriculture) to R-1 (One-family Dwelling) district. The rezoning will permit the subdivision of the subject parcel into four 6+ acre residential lots. The site is currently undeveloped and is approximately 1200 feet north of Sinclair Road on the east side of West Lake Arrowhead Drive. This request is associated with Cases #17-156 and #17-167 which seek annexation of an adjoining 2.52 acre parcel, to the west, and approval of the proposed four lot subdivision, respectively.

Discussion

The applicants are seeking rezoning of the southern 24 acres of the University of Missouri’s Sinclair Farm from A (Agriculture) to R-1 (One-family Dwelling). 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 (Case # 17-156), fronting directly on W. Arrowhead Lake Drive, and subdivided into four (4) 6+ acre parcels for residential development (Case # 17-167).

Rezoning from the A district to the R-1 district is a requirement of the new Unified Development Code (UDC) since the subject acreage is being proposed to be subdivided into more than 2 lots for residential development purposes. The requested R-1 district is consistent with the requested permanent zoning for the adjoining 2.52 acre annexation which is the subject of Case # 17-156. Additionally, the requested R-1 is consistent with the surrounding land use and development pattern.

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 which would permit the site to have actual street frontage. 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.

The subject site has access to adequate public infrastructure. Sewer is provided by the Boone County Regional Sewer District through a connection agreement with the City. Electric is provided by Boone Electric Cooperative and water is provided by Consolidated Water. All utility services are capable of supporting the proposed four R-1 zoned residential lots.

The Planning and Zoning Commission considered this proposal at their July 6, 2017 meeting. Following a presentation by the applicant and comments from one member of the public, the Commission voted (8-0) in favor of granting the request to permanently zone the property R-1.

A copy of the Planning Commission staff report, locator maps, public correspondence, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public safety provision and potentially solid waste service. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

[Vision Impacts:](http://www.gocolumbiamo.com/CMS/vision/reports/visiongoals.php)

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Strategic Plan Impacts:](http://www.gocolumbiamo.com/city-manager/)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](http://www.gocolumbiamo.com/community_development/comprehensive_plan/documents/ColumbiaImagined-FINAL.pdf)

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

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| --- | --- |
| Date | Action |
| N/A | N/A |

Suggested Council Action

Approve the requested rezoning as recommended by the Planning and Zoning Commission.