

Source: Community Development - Planning <sup>TT</sup>

Agenda Item No: Supplemental  
Information  
B201-13

To: **City Council**  
From: **City Manager and Staff**

Council Meeting Date: Aug 19, 2013

Re: Boone County Commission - Demaret Drive permanent zoning (Case #13-96) **(Supplemental Report)**

**EXECUTIVE SUMMARY:**

A request by the Boone County Commission (owner) to assign R-1 (One-Family Dwelling) as permanent zoning on 0.22 acre of land pending annexation into the City of Columbia. The subject site is located at the southeast corner of St. Charles Road and Demaret Drive (addressed 700 Demaret Drive), and is currently zoned Boone County R-S (Single-Family Residential). (Case # 13-96)

**DISCUSSION:**

The applicant is requesting R-1 (One-Family Dwelling District) as permanent zoning on 0.22 acre of land pending annexation into the city on August 19th. The proposed zoning is less intense than the existing Boone County R-M (Moderate Density Residential) zoning designation. A four unit apartment building has recently be removed from the site. The property will eventually accommodate a round-about for the eastward extension of Clark Lane.

It should be noted that annexation of the subject site will create contiguity between the city limits and City-owned Lake of the Woods Park, and trigger successive voluntary annexation requests, which will culminate in the new Battle High School site being brought into the city.

At its August 8, 2013 meeting the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the requested zoning. There was limited discussion amongst Commissioners, and no members of the public spoke on this request.

A copy of minutes from the Commission's August 8 meeting are attached for reference.

**FISCAL IMPACT:**

None.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

**SUGGESTED COUNCIL ACTIONS:**

The Planning and Zoning Commission recommends approval of R-1 as permanent City zoning

<b>FISCAL and VISION NOTES:</b>					
<b>City Fiscal Impact</b> Enter all that apply		<b>Program Impact</b>		<b>Mandates</b>	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	<b>Vision Implementation impact</b>	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		<b>Resources Required</b>		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**AUGUST 8, 2013**

**13-96 A request by the Boone County Commission (owner) to assign R-1 (One-Family Dwelling District) as permanent zoning on land pending annexation into the City of Columbia. The 0.22-acre subject site is located at the southeast corner of St. Charles Road and Demaret Drive (addressed 700 Demaret Drive), and is currently zoned Boone County R-M (Moderate Density Residential).** *(This project has been carried forward from the July 18, 2012 meeting, due to a lack of a quorum.)*

MR. WHEELER: May we have a Staff report, please.

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department. Staff recommends approval of R-1 as permanent City zoning.

MR. WHEELER: Are there any questions of Staff? All right. This is our first public hearing. Let me go over our rules of engagement. First speaker gets six minutes, subsequent speakers get three, both for and against. So with that, we're open public hearing.

**PUBLIC HEARING OPENED**

MR. SHAWVER: Mr. Chairman, members of the Commission, my name is Stan Shawver; I'm direct of resource management for Boone County. I've been authorized by the Boone County Commission, the applicant in this request, to appear on their behalf. I'd be happy to answer any questions that you may have. I believe that the Staff report very accurately reflects the intent here. As Mr. MacIntyre indicated, the structure has been removed. The property's been restored back to a grade and is being -- is vacant at this point in time. If you recall, work on the northeast Columbia area plan calls for an extension of Clark Lane/St. Charles Road, which would extend approximately from this point all the way to Route Z, providing an east-west corridor. And this would be an appropriate place for a roundabout. As you can see from the aerial photograph, at St. Charles Road it kind of skews off to the northeast, and it would be a difficult place to have a -- to construct a regular intersection, so it would be an ideal location for a roundabout.

MR. WHEELER: Are there any questions of this speaker? Thank you, sir.

MR. SHAWVER: Thank you.

MR. WHEELER: Are there any other speakers on this item? Seeing none, we'll close the public hearing.

**PUBLIC HEARING CLOSED**

MR. WHEELER: Commissioners, discussion?

MR. STRODTMAN: Seems pretty straightforward.

MR. TILLOTSON: I make a motion to approve the request by the Boone County Commission to annex 0.22-acres of land into the City of Columbia and to assign R-1 as permanent City zoning.

The subject site is located at the southeast corner of St. Charles Road and Demaret Drive and is currently zoned Boone County R-M.

MR. STRODTMAN: I second.

MR. WHEELER: Mr. Strodman. Motion's been made and seconded. Any discussion on the motion? Roll call when you're ready, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Dr. Puri, Mr. Stanton, Mr. Strodman, Mr. Tillotson, Mr. Wheeler. Motion carries 6-0.**

MR. WHEELER: Recommendation for approval will be forwarded to City Council.

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 201-13

**AN ORDINANCE**

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the southeast corner of St. Charles Road and Demaret Drive (700 Demaret Drive); directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby finds that a verified petition was filed with the City on June 10, 2013, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petition was signed by CJ Dykhouse, County Counselor on behalf of Boone County, Missouri, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on August 5, 2013. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.\_\_\_\_ [number to be assigned by the City Clerk] of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.\_\_\_\_ [number to be assigned by the City Clerk]. August, 2013 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

Lot Seventeen (17) of Fairway Meadows Block One (1) as shown by plat of said subdivision recorded in Plat Book 10, Page 2, records of Boone County, Missouri.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Third Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District R-1 (One-Family Dwelling).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

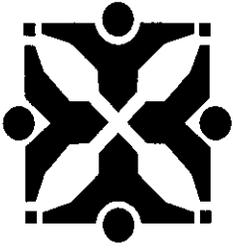
ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Aug 5, 2013

Re: Boone County Commission - Demaret Drive permanent zoning (**Case #13-96**)

**EXECUTIVE SUMMARY:**

A request by the Boone County Commission (owner) to assign R-1 (One-Family Dwelling) as permanent zoning on 0.22 acre of land pending annexation into the City of Columbia. The subject site is located at the southeast corner of St. Charles Road and Demaret Drive (addressed 700 Demaret Drive), and is currently zoned Boone County R-S (Single-Family Residential). (Case # 13-96)

**DISCUSSION:**

The applicant is requesting R-1 (One-Family Dwelling District) as permanent zoning on 0.22 acre of land pending annexation into the city on August 19th. The proposed zoning is less intense than the existing Boone County R-M (Moderate Density Residential) zoning designation. The site is developed with a four unit apartment building to be removed by Boone County.

A public hearing was scheduled before the Planning and Zoning Commission for July 18. Due to the inability to obtain a quorum of Commissioners, this item has been moved to August 8 Commission agenda. Based on the unforeseen quorum issue, it is requested that Council introduce this item, then await the results of the Commission's public hearing prior to making a final decision on the request. The staff report provided to the Planning and Zoning Commission and supplemental materials are attached. A copy of the August 8 public hearing minutes will be attached to a supplemental report for the Council's review.

The staff report and locator maps are attached for reference.

**FISCAL IMPACT:**

None.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

**SUGGESTED COUNCIL ACTIONS:**

Introduce an ordinance to assign permanent R-1 zoning to the subject parcel in advance of the required public hearing by the Planning and Zoning Commission scheduled to occur on August 8.

<b>FISCAL and VISION NOTES:</b>					
<b>City Fiscal Impact</b> Enter all that apply		<b>Program Impact</b>		<b>Mandates</b>	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	<b>Vision Implementation impact</b>	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		<b>Resources Required</b>		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**July 18, 2013**

**SUMMARY**

A request by the Boone County Commission (owner) to annex 0.22 acre of land into the City of Columbia, and to assign R-1 (One-Family Dwelling) as permanent City zoning. The subject site is located at the southeast corner of St. Charles Road and Demaret Drive, and is currently zoned Boone County R-M (Moderate Density Residential). (Case # 13-96)

**DISCUSSION**

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning, pending annexation of the subject property on August 19, 2013. The proposed zoning is less intensive than the site's existing Boone County R-M (Moderate Density Residential) zoning designation.

The subject site is developed with a four-unit apartment structure, which is slated for demolition. The property is intended to accommodate future intersection and road improvements to support the eastward extension of Clark Lane, as envisioned in the Northeast Columbia Area Plan.

It should be noted that annexing the subject site into the city will create contiguity between the city limits and Lake of the Woods Park (a City-owned golf course), and trigger successive voluntary annexation requests, culminating in the new Battle High School site being brought into the city limits later this year.

**RECOMMENDATION**

Approval of R-1 as permanent City zoning

**ATTACHMENTS**

- Locator aerial and topographic maps
- Northeast Columbia Area Plan Land Use Map

**SITE HISTORY**

<b>Annexation Date</b>	Pending annexation on August 19, 2013
<b>Existing Zoning District(s)</b>	County R-M (Moderate Density Residential)
<b>Land Use Plan Designation</b>	"Residential" District (NECAP)
<b>Subdivision/Legal Lot Status</b>	Platted as Lot 17, Fairway Meadows Block 1

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.22 acres
<b>Topography</b>	Flat to gently sloping from west to east
<b>Vegetation/Landscaping</b>	Maintained lawn with interspersed trees
<b>Watershed/Drainage</b>	Grindstone Creek
<b>Existing structures</b>	Fourplex

**SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	County R-S (Single-Family Residential)	City-owned parkland
<b>South</b>	County R-M	Multi-family residential
<b>East</b>	City O-P (Planned Office)	Undeveloped
<b>West</b>	County R-M	Multi-family residential

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	Boone County Regional Sewer District
<b>Water</b>	Public Water Supply District #9
<b>Fire Protection</b>	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
<b>Electric</b>	Boone Electric Cooperative

**ACCESS**

<b>St. Charles Road</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Minor Arterial (improved & County-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	in place

<b>Demaret Drive</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Local Residential (improved & County-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	None

**PARKS & RECREATION**

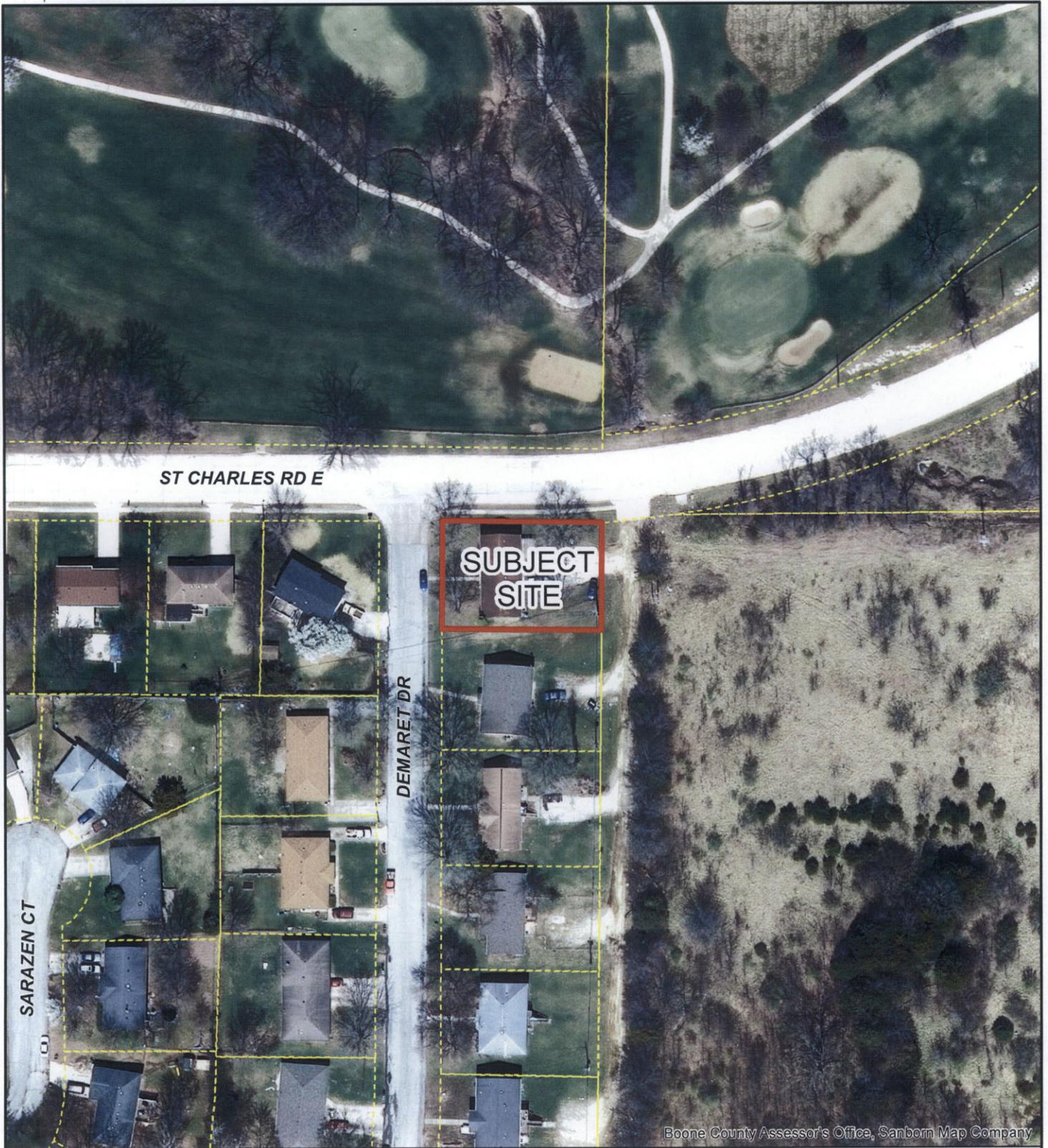
<b>Neighborhood Parks</b>	Indian Hills Park is approximately 1.25 miles northwest of site
<b>Trails Plan</b>	Greenway trail will be extended to Battle High School along North Fork of Grindstone, which passes approximately 600 feet east of subject site
<b>Bicycle/Pedestrian Plan</b>	An eight foot wide sidewalk will be installed along St. Charles upon future street and intersection improvement

**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 25, 2013.

<b>Public Information Meeting Recap</b>	Number of attendees: 4 Comments/concerns: N/A
<b>Neighborhood Association(s) Notified</b>	None recognized in vicinity
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner



Boone County Assessor's Office, Sanborn Map Company

## Case 13-96: Annexation/Zoning 700 Demaret Drive

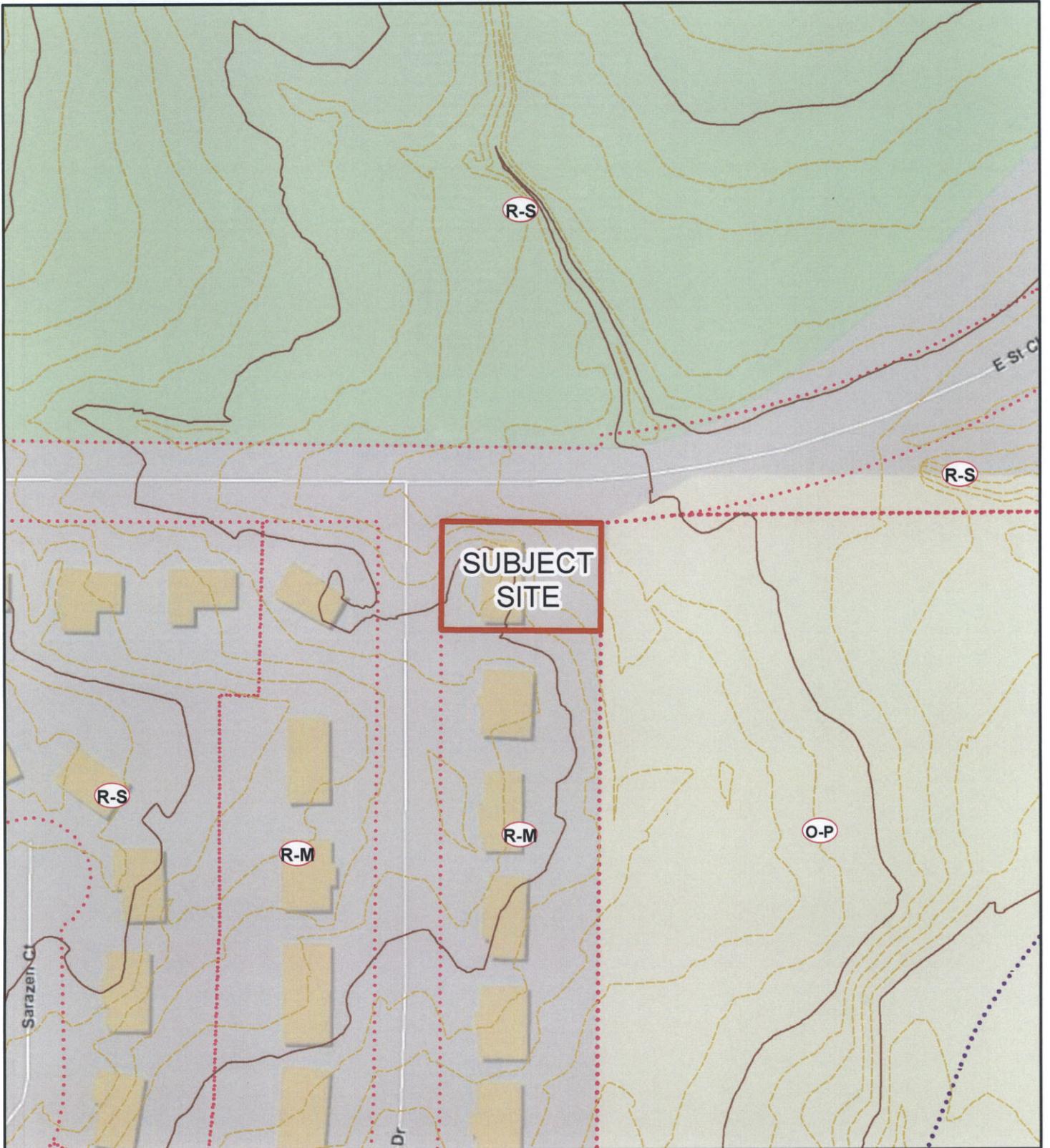


Parcel Data and Aerial Photo  
Source: Boone County Assessor

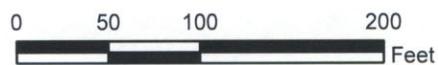


1 inch = 100 feet



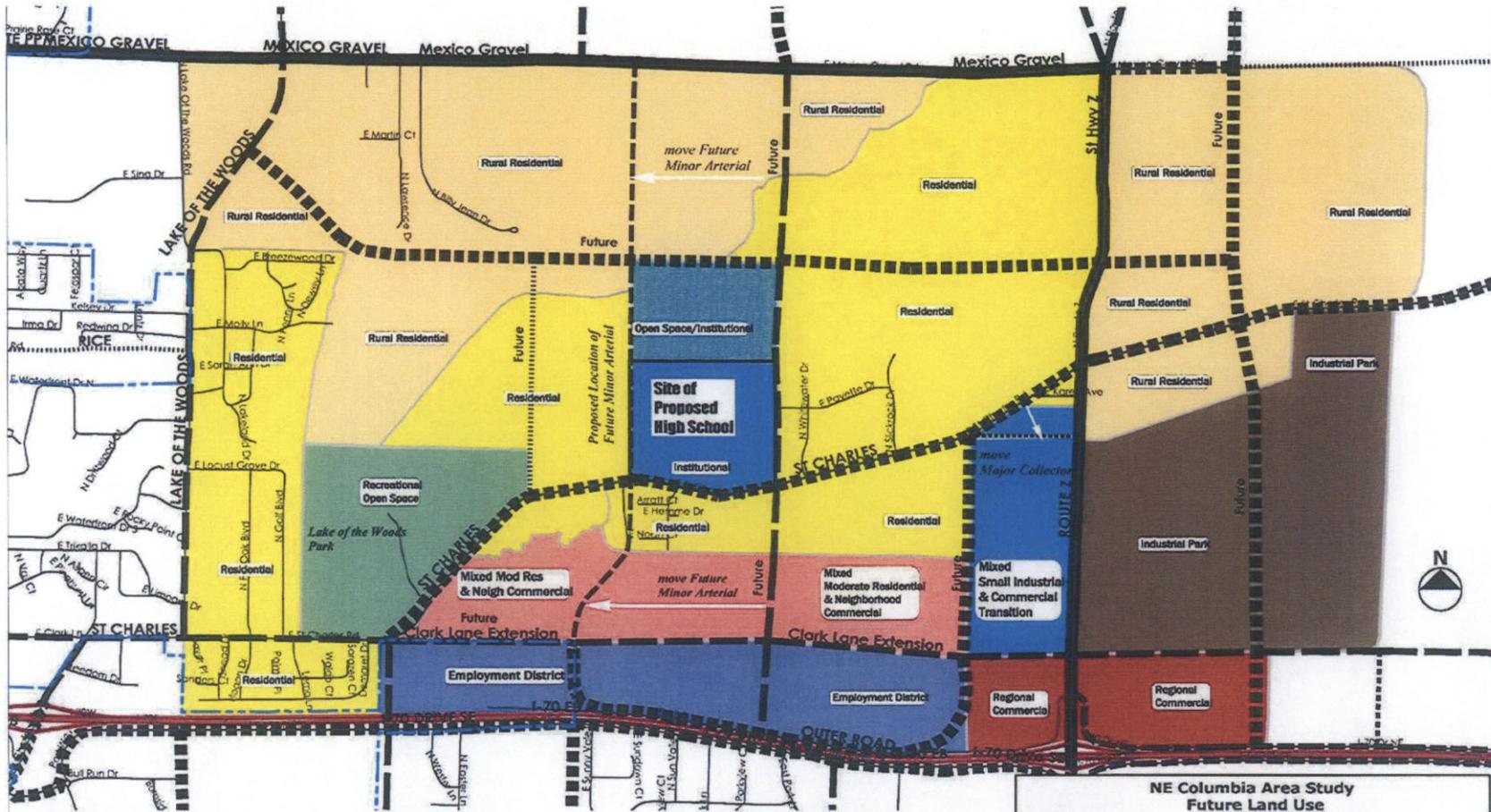


**Case 13-96: Annexation/Zoning  
700 Demaret Drive**



1 inch = 100 feet





DISTRICT	DENSITY	[ZONING EQUIVALENT]
Rural Residential	up to 2 units/acre	A-1, A-R, PUD
Residential	2-6 units per acre	A-1, R-1, R-2, R-3, PUD, R-S
Moderate Residential	> 6 units per acre	R-3, R-4, PUD, R-M
Institutional	N/A	N/A
Neighborhood Commercial	N/A	C-1, C-N, C-P, C-GP, O-1, O-2, C-O, O-P
Regional Commercial	N/A	C-3, C-G, C-P, C-GP
Employment	N/A	O-1, M-R, O-P, M-P, M-LP
Mixed Small Industrial & Commercial Trans	N/A	M-C, M-L, C-1, C-N, C-P, C-GP
Industrial Park	N/A	M-1, M-G, M-P, M-LP

**NE Columbia Area Study  
Future Land Use**

- Parks, Open Space
- Rural Residential
- Residential
- Mixed Small Ind & Commercial
- Mixed Mod Res & Neigh Commer
- Industrial Park
- Regional Commercial
- Institutional
- Employment District
- Institutional/Open Space

**Roadway Plan**

- Expressway
- Freeway
- Local Nonresidential
- Local Residential
- Major Arterial
- Major Collector
- Minor Arterial
- Neighborhood Collector

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October 2009