

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**August 22, 2013**

**SUMMARY**

A request by Ricky and Jennifer Belzer (owner) to annex approximately 5 acres of land into the City of Columbia, and to assign R-1 (One-Family Dwelling) as permanent City zoning. The subject site is located on the west side of Howard Orchard Road south of Stedman Road and is addressed as 5551 Howard Orchard Road. (**Case # 13-137**)

**DISCUSSION**

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning, pending annexation of the subject property on September 16, 2013. The proposed zoning is generally equivalent to the site's existing Boone County A-2 (Agriculture) zoning designation with the exception that minimum lot area required for single-family dwellings differ.

The subject site is developed with a single-family residence which is served by an on-site septic system. The purpose of this request is to permit the existing structure to connect to public sewer. Public sewer is available to the east within the Steeplechase subdivision and would be extended under Howard Orchard Road by the applicant.

During the review of this request, the need to provide future right-of-way width and temporary construction easements for the upgrade of Howard Orchard Road were identified. Typically these upgrades are obtained as part of a platting action. Since no platting is required with this request and no platting is anticipated in the near future, acquisition of these improvements via separate easement document at this time is believed prudent. The applicant has agreed to execute the desired easement document as part of this request.

**RECOMMENDATION**

Approval of R-1 as permanent City zoning

**ATTACHMENTS**

- Locator aerial and topographic maps

**SITE HISTORY**

<b>Annexation Date</b>	Pending annexation on September 16, 2013
<b>Existing Zoning District(s)</b>	County A-2 (Agriculture)
<b>Land Use Plan Designation</b>	"Neighborhoods" District (Metro 2020)

## SITE CHARACTERISTICS

<b>Area (acres)</b>	5 acres
<b>Topography</b>	Gently sloping northwest
<b>Vegetation/Landscaping</b>	Heavily vegetated throughout; cleared @ home location
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Single-family home

## SURROUNDING LAND USES

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	County A-2 (Agriculture)	Single-family dwellings
<b>South</b>	County A-2 (Agriculture)	Single-family dwellings
<b>East</b>	City R-1 (Single-family dwelling)	Single-family dwellings (Steeplechase subdivision)
<b>West</b>	County A-2 (Agriculture)	Single-family dwellings

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	On-site septic
<b>Water</b>	Public Water Supply District #1
<b>Fire Protection</b>	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
<b>Electric</b>	Boone Electric Cooperative

## ACCESS

<b>Howard Orchard Road</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (unimproved & County-maintained)
<b>CIP Projects</b>	None

<b>Sidewalk</b>	None; would be required upon subdivision
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#### **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Site is within a tertiary priority acquisition area. Closest park is MKT-Scott Blvd (2 miles northeast)
<b>Trails Plan</b>	None planned or needed
<b>Bicycle/Pedestrian Plan</b>	An eight foot wide sidewalk will be installed along St. Charles upon future street and intersection improvement

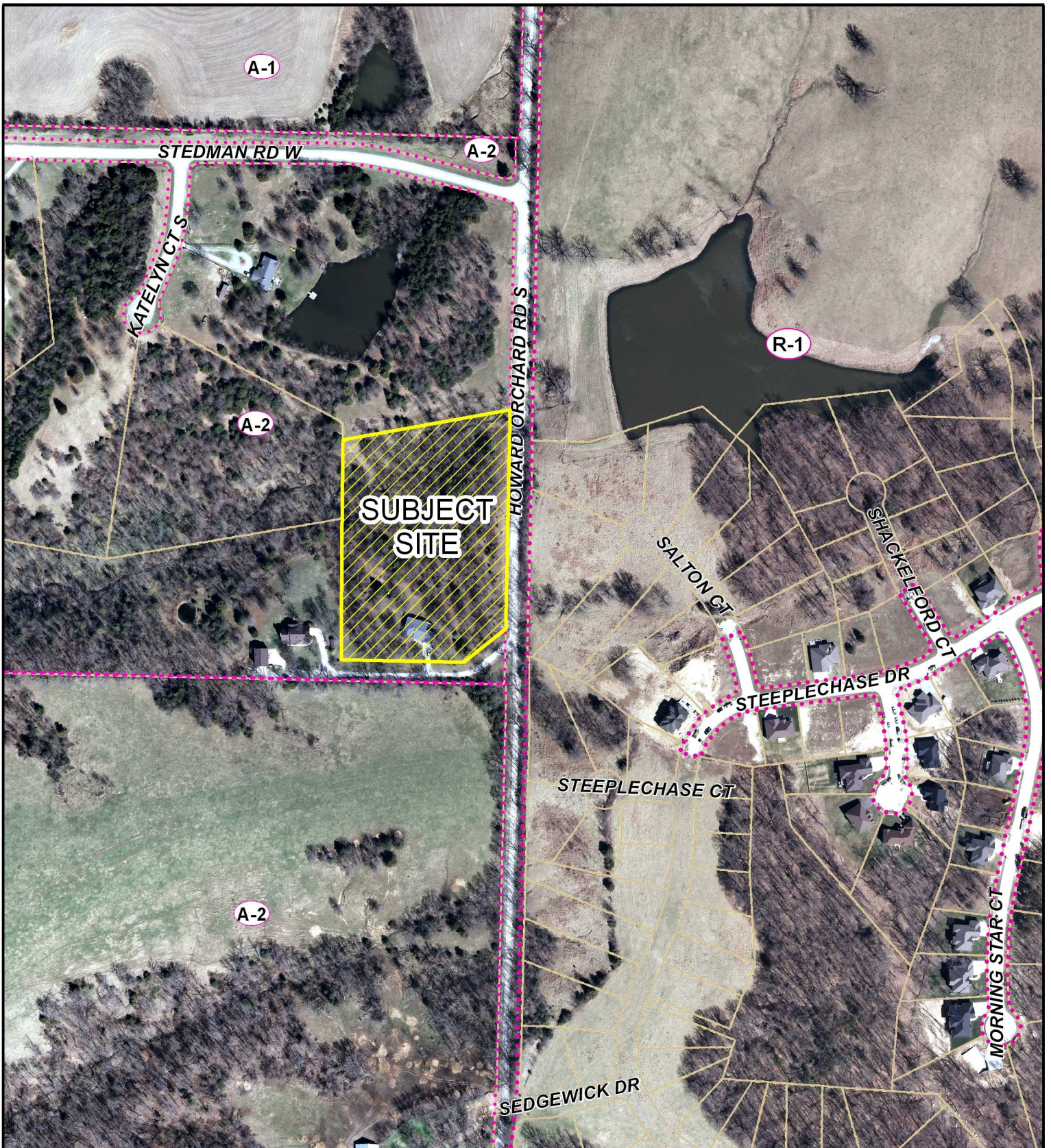
#### **PUBLIC NOTIFICATION**

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 July 30, 2013.

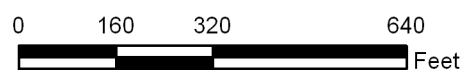
<b>Public Information Meeting Recap</b>	Number of attendees: 2 Comments/concerns: General interest
<b>Neighborhood Association(s) Notified</b>	Thornbrook and Steeplechase Estates
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner





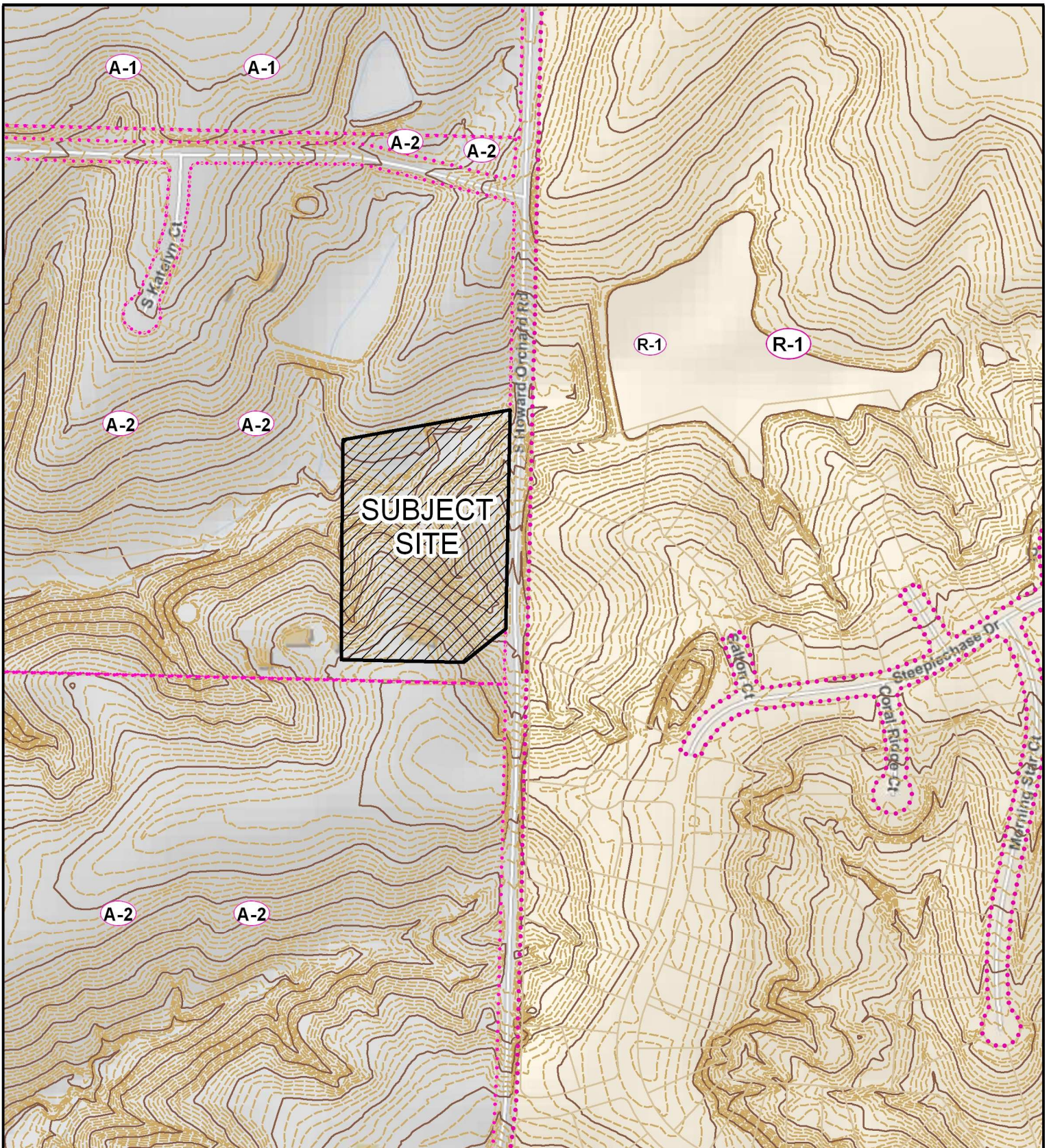
## Case 13-137: Annexation/Permanent Zoning Ricky Joe and Jennifer Belzer



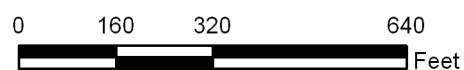
1 inch = 317 feet







## Case 13-137: Annexation/Permanent Zoning Ricky Joe and Jennifer Belzer



1 inch = 317 feet

