

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 302-13

AN ORDINANCE

rezoning property located on the south side of Southland Drive
and west of Rock Quarry Road from District A-1 to District R-1;
repealing all conflicting ordinances or parts of ordinances; 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 Zoning District Map established and adopted by Section 29-4 of
the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following
property:

TRACT FIFTEEN (15) OF BOONE COUNTY SURVEY NO. 7796, BEING A
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION THIRTY (30), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE
TWELVE (12) WEST, OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, IN THE
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

will be rezoned and become a part of District R-1 (One-Family Dwelling) and taken away
from District A-1 (Agriculture).

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of
this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its
passage.

PASSED this _____ day of _____, 2013.

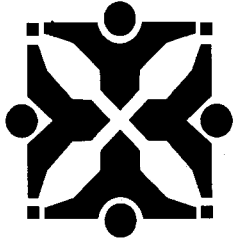
ATTEST:

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: Oct 21, 2013

Re: 3624 Southland Drive - Rezoning A-1 to R-1 (Case #13-177)

EXECUTIVE SUMMARY:

A request by KJ Property Group (owner) seeking rezoning of approximately 1.70 acres from A-1 (Agriculture) to R-1 (One-Family Dwelling). The subject 1.70 acre tract is located on the south side of Southland Drive and is currently addressed as 3624 Southland Drive. **(Case #13-177)**

DISCUSSION:

This is a request to rezone approximately 1.70 acres from A-1 (Agriculture) to R-1 (One-family Dwelling) in order to reduce the required side yard setbacks and subdivide the property. A request to subdivide the property (Case # 13-176) is being concurrently reviewed to create two lots from the current 1.70 acre tract of land.

The proposed rezoning action will result in the subject property being restricted to single-family detached dwellings which is consistent with the surrounding land uses and the comprehensive plan's future land use designation. The R-1 district allows 6-foot side yard setback verses the 25-foot required under the current A-1 zoning. The front and rear setbacks will remain the same at 25-feet.

The eastern 1/3 of the subject property is encumbered by a sanitary sewer easement and the reduced side yard setbacks of the R-1 district will allow a structure to be constructed on the proposed new lot. Such new structure will be located to the west of the existing sewer easement closest to the existing structure on the subject tract which is undergoing renovation.

On October 10, the Planning and Zoning Commission reviewed this request and recommended unanimously (9-0) to approve the request. No one from the public made comments regarding the request and Commission noted that the requested zoning and future land use fit into the character of the area.

A copy of the staff report, locator maps, and meeting minutes are attached.

FISCAL IMPACT:

None

VISION IMPACT:

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

None

SUGGESTED COUNCIL ACTIONS:

Approve the request as recommended by the Planning and Zoning Commission.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
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/Expands an existing program?	No	Vision Implementation impact	
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:		Resources Required		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
October 10, 2013**

SUMMARY

A request by KJ Property Group (owner) to rezone approximately 1.70 acres from A-1 (Agriculture) to R-1 (One-Family Dwelling) district. The subject 1.70 acre tract is located on the south side of Southland Drive and is currently addressed as 3624 Southland Drive. **(Case # 13-177)**

DISCUSSION

The proposed rezoning would allow the subject property to be used exclusively for single-family detached structures with lessor side yard setbacks than currently required. A concurrent request to subdivide (Case #13-176) the subject property has been submitted along with this rezoning. The lots proposed on the plat have lot area exceeding the minimum required in the R-1 district.

The subject property is developed with a single-family structure currently being renovated. Adjacent development to the east, west, and south consist of single-family residences on lots of similar size to those that would be created upon approval of the subdivision plat. The Crossing Church is located to the north of the subject property and is also undergoing expansion.

The requested R-1 zoning will allow construction on the newly created lot to sit closer to the future western property line than presently allowed in the A-1 district. The desired to rezone the property and reduce the side yard setback is necessitated by an existing sanitary sewer line cutting through the eastern 1/3 of the newly created lot. With the reduced setback a structure of similar size and orientation to the street as those found in the neighborhood will be possible. The proposed rezoning is consistent with the comprehensive plan's recommended land use for the area.

RECOMMENDATION

Approval of the proposed rezoning.

SITE HISTORY

Annexation date	1969
Initial zoning designation	A-1 (Agriculture)
Previous rezoning requests	None
Land Use Plan designation	Neighborhood District
Existing use(s)	Single-family
Existing zoning	A-1 (pending rezoning to R-1)

SITE CHARACTERISTICS

Area (acres)	1.70
Address	3624 Southland Drive
Topography	Gently sloping to southeast
Vegetation	Mixture of maintained lawn & tree-covered areas
Watershed	Clear Creek

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Electric	Boone Electric Cooperative
Fire Protection	City of Columbia

ACCESS

Southland Drive	
Location	North side of site
Major Roadway Plan classification	City-maintained neighborhood residential street. 50-foot width required. 25-foot half width being provided. Sidewalk required along property's street frontage. (Variance requested)
CIP projects	N/A

PARKS & RECREATION

Neighborhood Parks Plan	Closest existing City park is Rock Quarry, approx. 1/4 mile northeast of site.
Trails Plan	No existing or proposed trails adjacent to site.
Bicycle/Pedestrian Network Plan	No bike/ped facilities are proposed on or adjacent to the site.

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 September 17, 2013.

Public information meeting recap	Number of attendees: 3 (applicant & agent) Comments/concerns: None
Neighborhood Association(s) notified	N/A
Correspondence received	None as of this writing

Report prepared by: _____

Approved by: Patrick Zenner _____



Boone County Assessor's Office, Sanborn Map Company

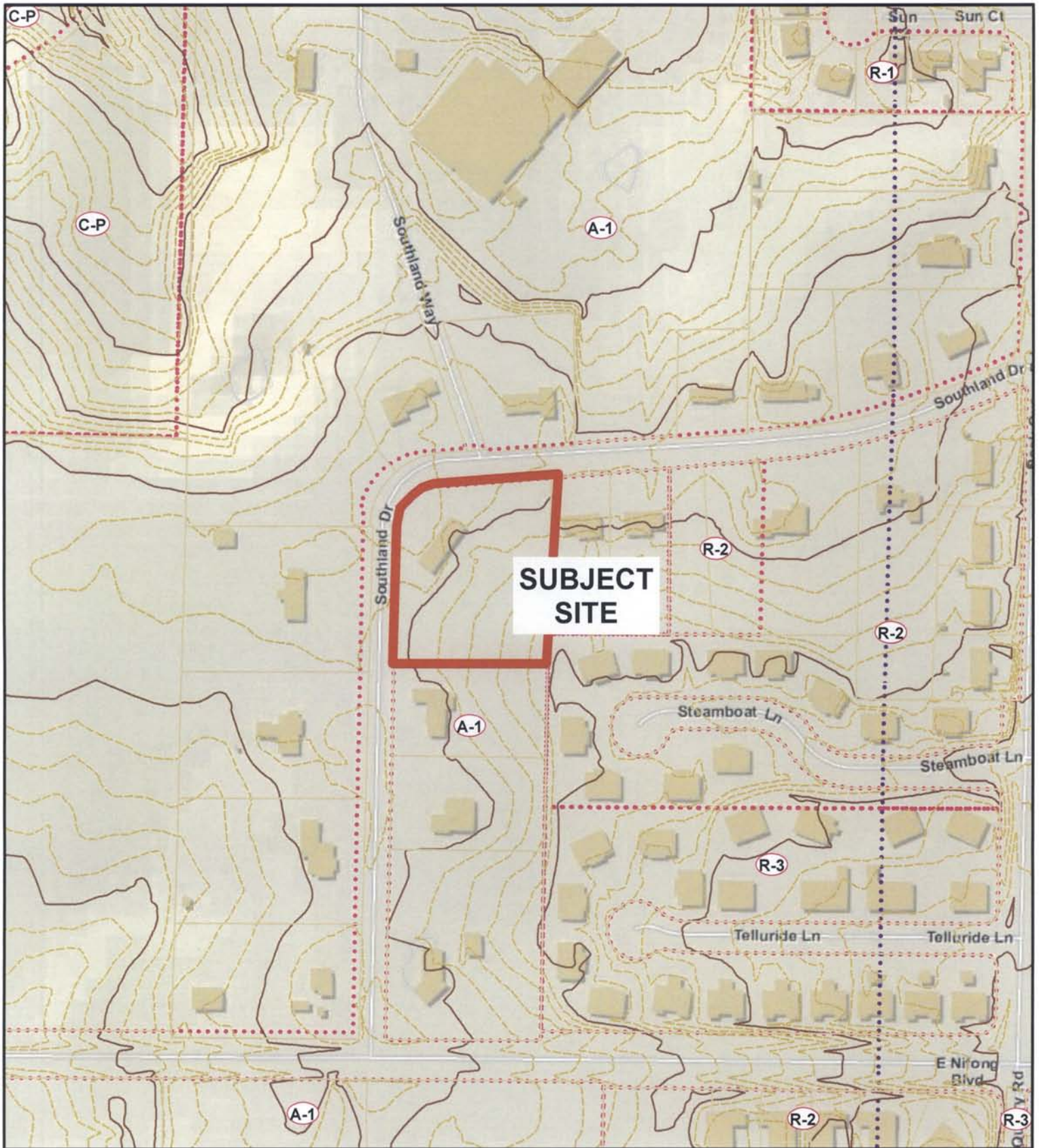


Parcel Data
Source: Boone County Assessor

13-177 Rezoning (A-1 to R-1) KJ Property Group

0 115 230 460
Feet





13-177 Rezoning (A-1 to R-1)
KJ Property Group



Parcel Data
Source: Boone County Assessor



**EXCERPTS
PLANNING AND ZONING COMMISSION
OCTOBER 10, 2013**

V.) PUBLIC HEARINGS

13-177 A request by KJ Property Group (owner) to rezone approximately 1.70 acres from A-1 (Agriculture) to R-1 (One-Family Dwelling) district. The subject 1.70-acre tract is located on the south side of Southland Drive and is currently addressed as 3624 Southland Drive.

DR. PURI: May we have a Staff report, please.

Staff report was given by Mr. Patrick Zenner of the Planning and Development Department. Staff recommends approval of the proposed rezoning.

DR. PURI: Commissioners, any questions of the Staff? Seeing none, open the hearing for anybody who wants to speak about this item.

PUBLIC HEARING OPENED

PUBLIC HEARING CLOSED

DR. PURI: Discussion, Commissioners? Mr. Lee?

MR. LEE: In keeping with our earlier action on this same property, it seems pretty routine to me, and we should go ahead, I think.

DR. PURI: Is that a motion?

MR. LEE: I will make a motion.

DR. PURI: There's a motion on the floor. Mr. Tillotson?

MR. TILLOTSON: I second it.

DR. PURI: May we have a vote, please.

MR. STRODTMAN: A motion has been made and seconded for approval of item No. 13-177, known as KJ Property Group to rezone approximately 1.70 acres from A-1 to R-1 on the south side of Southland Drive, addressed as 3624 Southland Drive.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 9-0.