

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
MAY 9, 2013**

SUMMARY

A request by A Civil Group, on behalf of David and Michelle Barnard (owners), for annexation and permanent City R-1 zoning. The 1.27-acre site is located at 3261 Greenfield Court, on lot 20 of Country Meadows Subdivision. (Case #13-64)

DISCUSSION

The applicants seek permanent City R-1 (one-family dwelling) zoning as part of a pending annexation request. The site is currently zoned County A-R, which permits a residential dwelling on a minimum one-half acre site. As the City has no directly equivalent zoning to A-R, R-1 is the most equivalent designation. The request is made to connect to the City's sanitary sewer system. No other lots in Country Meadows Subdivision are affected by this request. The property abuts the MKT Trail.

The application has been reviewed by pertinent City departments and other agencies. The site is designated "Neighborhoods" in the Metro 2020 plan. The annexation portion of the application is currently pending at Council.

STAFF RECOMMENDATION

Staff recommends approval of the permanent zoning from A-R to R-1.

SITE CHARACTERISTICS

Area (acres)	1.27
Address	3261 Greenfield Court
Topography	Slightly sloping
Vegetation	Grass yard
Watershed	Hinkson

SITE HISTORY

Land Use Plan designation	Neighborhoods
Existing use(s)	Vacant/Residence being constructed
Existing zoning	County A-R

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
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North	A-1	MKT Trail , open space,
South	County A-R	Residential
East	County A-R	Residential
West	County A-R/ City A-1	Residential MKT Trail, open space

UTILITIES & SERVICES

Sanitary Sewer	Annexation requested to obtain City of Columbia service
Water	CPWSD #1
Electric	City of Columbia
Fire Protection	City of Columbia

ACCESS

Greenfield Court	South of site
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: N/A

PARKS & RECREATION

Neighborhood Parks Plan	N/A
Trails Plan	N/A
Bicycle/Pedestrian Network Plan	MKT Trail adjacent to north of site

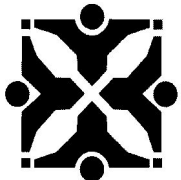
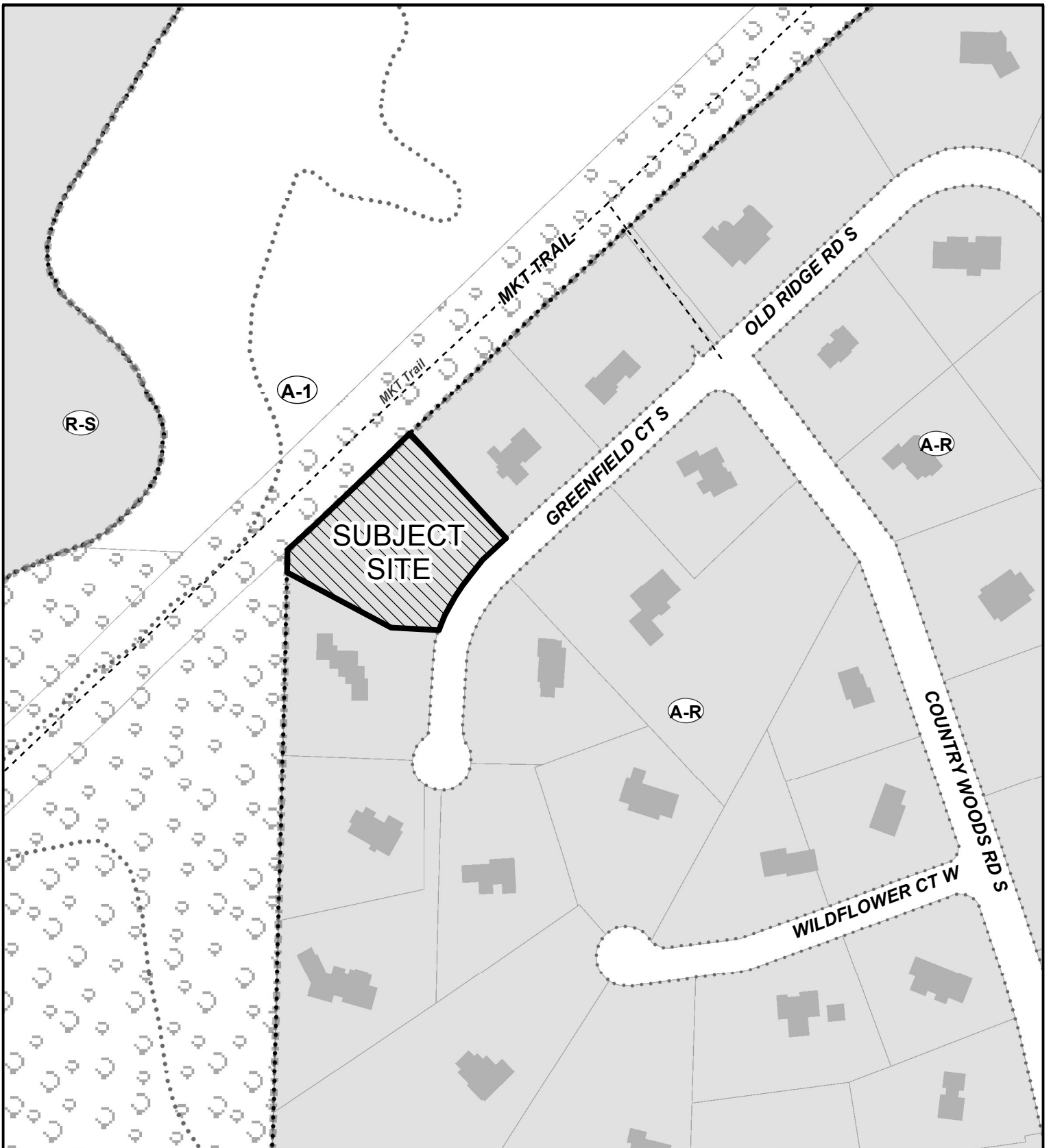
PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on April 23, 2013.

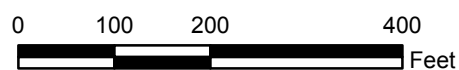
Public information meeting recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s) notified	N/A
Correspondence received	None

Report prepared by ML

Approved by PRZ

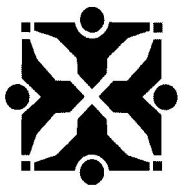


**Case 13-64: Annexation/City R-1 Zoning
Country Meadows Lot 20**



1 inch = 200 feet





2011 Orthophoto
Source: Boone County Assessor

Case 13-64: Annexation/City R-1 Zoning Country Meadows Lot 20

