



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2017

Re: Lot 17 Wellington Estates – Annexation Public Hearing (Case #17-114)

## Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation and permanent zoning of approximately 3.37 acres of land located at 3500 Wellington Drive, approximately 160 feet north of Mexico Gravel Road, west of Benedict Road.

## Discussion

Per State Statute a public hearing for the purpose of receiving public comment must be held prior to final action being taken on the annexation of property into the corporate limits. This hearing is being held to receive public comments on the proposed annexation of 3.37 acres located at 3500 Wellington Drive, owned by Charles and Misty Keene. The intent of the public hearing is to consider if such action is a reasonable and necessary expansion of the city's corporate limits. The subject acreage is contiguous to the city on a portion of its southern boundary and lies across public rights-of-way from the City's corporate limits to both the east and west. The applicant is proposing to permanently zone the property R-1 (One-family Residential District) which is consistent with the site's current Boone County R-S (Single-family Residential) zoning.

The property owners are proposing the annexation of their lot in order to connect to City sewer service. The Keene's currently maintain an onsite sewer system which is beginning to fail and they desire connection to the City's sewer to remove their outdated system. Connection to the city sewer requires the property to be annexed. The sewer to which the Keene's home will connect is directly to the west of their property within the Wellington Estates development and is located inside the boundaries of the Urban Service Area.

Benedict Road, along the eastern edge of the site, is designated as a future major collector roadway on the CATSO Major Roadway Plan. Therefore, any replatting or redevelopment of this lot will require the dedication of additional road right-of-way for Benedict Road. However, no such concessions are required at the time of annexation.

The parcel is currently improved with one single-family home, which would be considered a permitted use under the requested permanent zoning.

The Planning and Zoning Commission considered this proposal at their May 4, 2017 meeting. Commissioners inquired about who would be responsible for the costs associated with connecting the property to sewer service. Staff advised the Commission that the property owner would be responsible for installation of a public sewer main onto their property, as well



the private service lateral to their home. Following this discussion, the Commission voted (8-0) in favor of granting the request to permanently zone the property R-1.

Locator maps 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 sewer maintenance, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

## Vision & Strategic Plan Impact

### Vision Impacts:

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

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

## Legislative History

Date	Action
5/4/2017	Planning and Zoning Commission recommended approval of the annexation and R-1 permanent zoning. (8-0)

## Suggested Council Action

Set the date of the required annexation public hearing for June 19, 2017.