



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 17, 2018

Re: Lewis and Smarr Subdivision Lot 3 Annexation, Permanent Zoning (Case #18-131)

Executive Summary

Approval of this request will result in the annexation and permanent R-1 (One-Family Dwelling) zoning of 3 acres of land addressed 5705 E. Mexico Gravel Road and described as Lot 3 on the Lewis and Smarr Subdivision.

Discussion

Derek and Charlee Zimmermann (owners) request annexation of approximately 3 acres of land into the City of Columbia and to have it permanently zoned to R-1 (One-family Dwelling). The property is currently zoned Boone County R-S (Single-Family Residential), and is contiguous to the City along its northern property boundary. The requested R-1 zoning is similar in nature to the County's R-S zoning in terms of development density and use. A single home is on the property presently, consistent with the proposed R-1 zoning.

The annexation of this property was begun by the previous owners, J. Patrick and Barbara Fitzgerald prior to the sale of the property in June, with the sewer connection to be paid by the Fitzgerald's as a condition of the sale. As such, the Zimmermann's have indicated Mr. Fitzgerald will continue to work with them and the City's Utilities Department in the design of the sewer connection.

Annexation Considerations

The Columbia Imagined Comprehensive Plan identifies annexation considerations which include the goal of promoting a compact and contiguous municipal boundary and efficient and well-planned infrastructure investments within the Urban Services Area (USA). While the site is contiguous to the city on its northern boundary and capable of being served by City utilities upon annexation (with electric service provided by Boone Electric), it lies just outside of the service area boundary. This does not prevent the annexation of the property, as Columbia Imagined lays out possible considerations when analyzing a site not within the Urban Service Area. Principally, these considerations state that City contributions for CIP projects that would benefit sites should be limited and impact fees should be considered.

The applicants are seeking annexation to permit connection to the City's sanitary sewer. While the on-site septic system is operational, the Zimmermann's have stated a desire to connect to City sewer. City sewer is adjacent to the property and the applicants have worked with the City's Sewer Utility as well as the two properties to the west to design two sewer connection options. Option one would directly connect the property to the City's 6" sewer force main on the south side of Mexico Gravel Road. The second option crosses the



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two neighboring properties to the west on the north side of Mexico Gravel Road. The final connection design is subject to approval by the Utilities Department.

As noted in the Planning and Zoning Commission staff report, Lot 1 of the Lewis and Smarr Subdivision was annexed in 2003 and is included in the USA. While ideal for the neighboring properties in the subdivision to also incorporate, it is not uncommon for some fragmentation in annexation patterns due to the desire or necessity to be served by centralized sewer services.

As noted, this property is in the Boone Electric service territory and is served by City water. Other City services that will be provided in the future upon annexation include Solid Waste and Police. The 3 acres annexed will remain in the Boone County Fire Protection District as provided by new State legislation. The City Fire Department will provide fire protection services to the entire property as well.

Zoning Considerations

Conferring of permanent City zoning upon annexed property is required following a City Council conducted public hearing on the suitability and determination that the subject site should become part of the City's municipal area. The Planning and Zoning Commission holds a public hearing on the suitability of the requested zoning for the subject site as well as evaluates the request in terms of its land use compatibility based upon City's Comprehensive Plan, relevant area plans, and the surrounding land use pattern.

The Comprehensive Plan's future land use map identifies the property as being located within the "Neighborhood District" classification. The Neighborhood District designation promotes residential uses and the potential for commercial nodes that would provide neighborhood commercial services. The requested R-1 zoning is consistent with the Neighborhood District designation. Furthermore, the proposed permanent zoning is consistent (see attached combined City/County zoning graphic) with the surrounding development pattern and the County's R-S (Single-Family Residential) designation in terms of uses and development density.

The Planning and Zoning Commission considered the proposed permanent zoning of the subject site at their July 5, 2018 meeting. There was limited Commission discussion regarding the nature of the public comments made at the June 12, 2018 public information meeting, which were generally of procedural nature, and a related response that the subject request was for a voluntary annexation which would not trigger the annexation other adjoining properties into the City. No members of the public spoke for or against the zoning request and no other correspondence was provided by the public. The Planning and Zoning Commission voted (9-0) in favor of the assignment of R-1 zoning upon the annexation of the property.

The Planning and Zoning Commission staff report, locator maps, combined City/County zoning graphic, public correspondence, and meeting minutes are attached. The Planning



and Zoning Commission materials reference the Fitzgerald's as the owners of the property; the verified annexation petition from the Zimmermann's was received by the City on August 10, 2018.

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 infrastructure maintenance of sewers lines as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees, property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
9/04/18	Set September 17, 2018 as the public hearing for annexation (R131-18).

Suggested Council Action

Approve the annexation and requested R-1 (One-Family Dwelling) permanent zoning as recommended by the Planning and Zoning Commission.