



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Durnil/Ouk – Annexation Resolution (Case #16-54)

## Executive Summary

Approval of this resolution would set March 21 as the public hearing date for the voluntary annexation of 3.92 acres of land located on the southwest corner of Wyatt Lane and E Wilson Turner Road.

## Discussion

This request is to set a public hearing on the proposed annexation of two single-family lots into the city so they may have access to the City's sewer system. The acreage is contiguous with the city limits, and the applicants are requesting R-1 (One-Family Dwelling District) zoning, which is consistent with the current Boone County R-S (Single-Family Residential) zoning designation of the properties. The applicants will be responsible for the extension of the sewer service to their respective properties.

The northern lot (owned by the Durnils) is developed with a single-family home, which has a failing septic tank. The southern lot (owned by Mr. Ouk) is currently undeveloped, and has been graded for construction of a single-family home once sewer is available to the site. The property owners will install a new sewer 3-inch force main along their Wyatt Lane frontage which will connect to an existing 8-inch gravity sewer on the east side of Wyatt Lane. The installation of the new force main will cross underneath Wyatt Lane to make the connection to the existing 8-inch gravity sewer.

Water, electric and sanitary sewer service will be provided by the City of Columbia. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Wyatt Lane is maintained by the City of Columbia in this location and is shown in the FY 2016 CIP (10+ year project) for improvement at its intersection with Wilson Turner Road. Wilson Turner Road will remain a Boone County-maintained roadway after annexation.

The subject site is contained within the Comprehensive Plan's Urban Service Area. The property is surrounded by existing R-S and R-1 zoned single-family residential subdivisions.

The Planning and Zoning Commission recommended approval of R-1 as permanent City zoning at its February 18th meeting. There was no Commission discussion or public input received regarding this matter.

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 infrastructure maintenance such as roads and sewers, 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: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
02/18/2016	Planning and Zoning Commission held a public hearing on the requested permanent zoning, and voted 8-0 to approve R-1, pending annexation.

## Suggested Council Action

If Council finds the proposed annexation reasonable and necessary to the proper development of the city, a resolution should be passed setting March 21, 2016, as the public hearing date for this request.