



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 5, 2016

Re: American Truck Repair, LLC – Annexation Resolution (Case #16-124)

Executive Summary

Approval of this resolution would set July 18 as the public hearing date for the voluntary annexation of 0.27 acres of land.

Discussion

Jones, Schneider and Stevens, LLC (agent) on behalf of American Truck Repair, LLC (owner) seeks to annex 0.27 acres into the City. The site is located on the east side of Highway 763, approximately 500 feet north of International Drive, and addressed as 5210 N Highway 763. The attached resolution is for the purpose of setting July 18 as the required public hearing date for the proposed annexation.

The applicant requests approval of M-1 (General Industrial District) as the permanent zoning for the site upon annexation. The site is contiguous with the city limits to the north, east and south and is improved with a surface parking lot, which is a permitted use in the M-1 district. The property is currently zoned County M-L (Light Industrial District) which is consistent with the requested M-1.

Water service is provided by the City via a 12-inch "green line" main located within the Highway 763 right of way. The subject site is presently within the Urban Service Area (USA) as presented in Columbia Imagined as shown on the attached locator maps. The site currently does not have direct access to sanitary service, which would be provided by the City. If future redevelopment were proposed and sanitary service was necessary, a main extension would be required to be constructed by the applicant. Such construction would likely connect to an existing 10-inch main located approximately 500 feet east of the property. Boone Electric is the electric service provider for this site.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Highway 763 is currently identified as a Major Arterial roadway on the Major Roadway Plan, and is improved and maintained by MoDOT.

On June 23, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and recommended approval (8-0). The full staff report associated with the Planning and Zoning Commission's June 23rd hearing will accompany the legislation seeking approval of the M-1 zoning request to be presented at the July 18 Council meeting.

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 for services such as sewer, as well as public safety and solid waste service provision. Future impacts may or may not 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
6/23/2016	Planning and Zoning Commission public hearing on the permanent zoning (8-0); recommendation of approval, 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 July 18, 2016, as the public hearing date for this request.