



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2017

Re: Country Meadows Lot 12 – Annexation Agreement (Case #17-91)

## Executive Summary

Approval of this request will result in the adoption of an annexation agreement permitting property located at 3181 Country Woods Road to connect a single-family dwelling to the City's sewer system.

## Discussion

A Civil Group (agent), on behalf of Kurt and Carolyn Guisti (owners), is requesting approval of an annexation agreement for their 0.89-acre parcel, located on Country Woods Road north of Vawter School Road. The property is currently separated from the city boundary to the northwest by two residential lots. The parcel is currently zoned Boone County R-S (Residential, Single-Family District).

The applicants have constructed a single-family residence on the property in compliance with the current Boone County R-S zoning. During construction of the home, it was determined that connection to the City's sewer utility would be necessary. Per Policy Resolution (PR) 115-97A, Section 2(A), a non-contiguous parcel must enter into an annexation agreement in order to connect to the city sewer system.

Due to an administrative error, the home was allowed to connect to an adjacent sewer main, and is currently being served. The purpose of this request is bring the property into compliance with PR 115-97A. A sewer connection fee of \$2,400 was paid by the applicant in March 2017.

The required annexation agreement is attached and obligates the applicants to complete the annexation process (become part of the City) once their property is contiguous with the city boundary. Upon becoming contiguous, a separate public hearing would be held to establish permanent city zoning on the property. The annexation agreement indicates that the applicant desires City R-1 (One-Family Residential District) zoning which is consistent with the current County zoning.

Locator maps and annexation agreement are attached for reference.



## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: Impacts may include increased public safety and infrastructure maintenance costs which may or may not be off-set by additional tax collections and user-fees.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Community Facilities & Services, Secondary Impact: Development, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the requested annexation agreement.