



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2016

Re: JR2 – Annexation Public Hearing (Case #16-196)

Executive Summary

JR2 Development LLC requests annexation and permanent zoning of a 28.84 acre tract located on the west side of Highway PP (addressed 3891 North Highway PP). The public hearing scheduled for November 7, 2016 will meet State Statute public hearing requirements on the proposed voluntary annexation;

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 request is to consider whether the proposed annexation of approximately 29-acres into the city is a reasonable and necessary expansion of the City's corporate limits. The subject property is contiguous with the city limits on its west side, and is zoned Boone County A-2 (Urban Agriculture).

The applicant requests approval of R-1 (One-Family Dwelling District) as the permanent zoning for the site upon annexation and is seeking concurrent approval of a 78-lot single-family residential subdivision (Case #16-197). The property is bordered by a City R-1 zoned single-family residential subdivision to its west, and Boone County A-2 zoned agricultural land to its north, south, and east which is similar to the requested R-1.

Extension of city sewer service is sought to support the proposed subdivision and per Policy Resolution 115-97A the requested the requested annexation is required to permit connection to the City's sanitary sewer. The proposed preliminary plat for the subdivision will be considered by Council at its November 21 meeting.

The subject site is not presently contained within the Urban Service Area as presented in *Columbia Imagined*, however it is contiguous to an existing city subdivision on its west side.

To provide sufficient infrastructure to support the development, the developer will be responsible for the extension of a new sewer force main that will run along the site's west property line and extended south to Mexico Gravel Road where it will run west and connect into an existing City maintained 8-inch gravity sewer at Wyatt Lane (see attached route) which has adequate capacity to support the development.

Water service will be provided by the City of Columbia via a new 8-inch line that will connect to an existing 16-inch line along the west side of Highway PP (subject to a "green



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line" connection fee), which has adequate capacity to meet flow rates required for fire protection.

Boone Electric Cooperative provides electricity to the site. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Highway PP is a MoDOT-maintained minor arterial street. An additional 15 feet of right-of-way is shown on the preliminary plat for dedication upon final platting to meet the 50-foot half-width requirement.

At the October 6, 2016, Planning Commission meeting the applicant, applicant's engineer, and several members of the public spoke regarding the requested annexation and preliminary plat. Comments offered addressed project specifics such as sewer design and capacity, the northern internal subdivision stub street, impacts to Highway PP, and wildlife habitat displacement.

After receiving public input and seeking staff clarification regarding traffic, connectivity, and Urban Service Area boundary adjustments the Commission voted to approve (7-0) the requested R-1 as permanent City zoning and the 78-lot preliminary plat subject the inclusion of a stub street in the northeast corner of the development for future connectivity.

Locator maps and the proposed sewer route 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
10/17/2016	R150-16 set a public hearing to discuss annexation of property
10/6/2016	Planning and Zoning Commission recommended approval of R-1 as permanent zoning (7-0) and approval of the 78-lot preliminary plat with a stub street in the northeast corner of the development (7-0)

Suggested Council Action

Hold the public hearing for the annexation as required by State Statute as the annexation would be consistent with the goals and objectives of a compact and contiguous municipal boundary.