



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 2, 2018

Re: Harris Annexation Public Hearing (Case #18-105)

Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation of 10 acre parcel and establishment of A (Agriculture) district zoning upon property located along the south side of St. Charles Road, approximately 700 feet east of Dorado Drive.

Discussion

Brush & Associates (agent), on behalf of Mr. James Harris (owner), is seeking annexation of 9.61 acres into the City and desires to have it permanently zoned A (Agriculture) upon annexation. The property is currently located within unincorporated Boone County and is zoned R-S (Single-Family Residential). The requested agricultural zoning is similar in nature to the County's R-S zoning; however, the development density would be significantly less.

The A district requires a minimum 2.5 acre lot area and restricts the ability to subdivide a parcel into more than 2 lots without undergoing a rezoning action to a more conventional zoning district. The parcel could be divided into a maximum of 2 lots and support a total of 4 homes. The parcel is heavily wooded, almost in its entirety, and is sought to be improved with a one single-family dwelling.

The subject parcel has contiguity with the City's existing municipal boundary along its north and west property lines. The parcel is located in the City's Urban Services Area and can be served by City utilities. The property is in the City's water and electric service territory; however, Boone Electric facilities are also adjacent to the parcel. Access to City electric service would require a creek crossing whereas potential connection to Boone Electric facilities would not. As such, the applicant may request that the parcel be served by Boone Electric rather than City electric services.

Sanitary sewer exists along St. Charles Road and abuts the 0.61 acre lot to the north of the annexation parcel which is the subject of Case # 18-104 – a rezoning request seeking A district zoning as well. The annexation parcel and the lot to the north are proposed to be combined into a single lot per Case # 18-106; thereby, allowing extension of public sewer to the subject parcel. This adjacent lot also provides vehicular access onto St. Charles road. No further right-of-way dedications are required at this time; however sidewalks will be constructed along the St. Charles Road property frontage.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Fire protection services are to be provided by the City of Columbia Fire Department and the Boone County Fire Protection District. New state legislation provides that property annexed into the city is not removed from the Fire Protection District.

The requested A district zoning is generally consistent with the Columbia Imagined "Neighborhood District" Future Land Use classification for the area – it is not incongruous with surrounding properties, whether in the City or the County. The Neighborhood District designation permits a combination of residential and commercial uses at nodal locations. Surrounding uses adjoining the site include agriculture and planned residential within the City, and more R-S to the south, in the County.

The Planning and Zoning Commission considered this case as well as cases #18-106 (final plat) and #18-104 (rezoning) at its June 7, 2018 meeting. The Commission voted (6-0) to permanently zone the property A (Agriculture) upon annexation. The full staff report for this case as well as cases #18-106, and #18-104 s and their associated minutes are being concurrently introduced at the Council's July 2, 2018 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 such as roads and sewers, 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: Not Applicable

Legislative History

Date	Action
6/18/18	Approved annexation public hearing date (R88-18)

Suggested Council Action

Hold the public hearing for the annexation as required by State Statute.