



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Durnil/Ouk – Annexation and Permanent Zoning (Case #16-54)

Executive Summary

Approval of this ordinance would result in the annexation of two single-family lots into the City of Columbia and apply R-1 (One-Family Dwelling District) zoning to the properties. The subject site contains 3.92 acres of land located on the southwest corner of Wyatt Lane and E Wilson Turner Road.

Discussion

This request is to incorporate land into the City's jurisdiction and establish R-1 (One-Family Dwelling District) as permanent City zoning, which is consistent with the properties' current Boone County R-S (Single-Family Residential) zoning designation. The site is contiguous with the city limits and contained within the Comprehensive Plan's Urban Service Area. The applicants are requesting annexation so that they may connect to the City's sewer system.

Council Resolution R22-16 was adopted on March 7th, setting a public hearing on March 21st for this voluntary annexation request.

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 is a county maintained roadway which is not be accepted for City maintenance if this property were annexed into the City.

At its February 18, 2016, meeting the Planning and Zoning Commission unanimously (8-0) recommended approval of R-1 as permanent City zoning. There was no Commission discussion or public input received regarding this matter.

A copy of the February 18, 2016 Planning Commission staff report (including locator maps) and excerpts from the meeting minutes 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 applicants.

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
03/07/2016	Council adopted R22-16, setting an annexation public hearing.
02/18/2016	Planning and Zoning Commission public hearing – Unanimous vote (8-0) to approve R-1.

Suggested Council Action

Approve R-1 (One-Family Dwelling District) as permanent zoning on the subject site as recommended by the Planning and Zoning Commission.