



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Durnil/Ouk – Annexation Public Hearing (Case #16-54)

Executive Summary

Approval of this request would result in the annexation of approximately 3.92 acres of land located on the southwest corner of Wyatt Lane and E Wilson Turner Road. Such annexation would permit the existing two properties to connect to city-maintained public sewer on the east side of Wyatt Lane at the applicant's expense.

Discussion

This request is to consider if the annexation of two single-family lots containing a total of 3.92 acres of land is a reasonable and necessary expansion of the City's corporate limits. The subject properties seek annexation into the City for the purposes of connection to the public sewer system. The requested R-1 (One-Family Dwelling District) zoning is consistent with the properties' current Boone County R-S (Single-Family Residential) zoning designation. The applicant's will be responsible for the extension of the sewer service to their respective properties. The properties are contiguous with the municipal boundary and within the Urban Service Area as defined by the City's comprehensive plan Columbia Imagined.

The northern lot (owned by the Durnil's) is developed with a single-family home, which has a failing septic tank. The southern lot (owned by Mr. Ouk) is currently undeveloped, and has been graded for construction of a single-family home once sewer is available to the site. 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.

The Planning and Zoning Commission recommended approval of R-1 as permanent City zoning at its February 18th meeting. There was no Commission discussion or public input received regarding this matter.

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 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
02/18/2016	Planning and Zoning Commission held a public hearing on the requested permanent zoning, and voted 8-0 to approve R-1, pending annexation.

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 and will permit elimination of a failing on-site septic system.