



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 16, 2018

Re: Lewis and Smarr Subdivision Lot 3 Annexation Public Hearing (Case #18-131)

Executive Summary

Approval would set August 6, 2018 as the public hearing date for the voluntary annexation of three acres of land addressed 5705 E. Mexico Gravel Road and described as Lot 3 on the Lewis and Smarr Subdivision as required per State Statute.

Discussion

J. Patrick and Barbara Fitzgerald (owners) request to annex approximately three acres of land into the City of Columbia and permanently zone the property to R-1. The property is currently zoned Boone County R-S (Single-Family Residential), and is contiguous to the City along its northern property boundary. The requested R-1 zoning is similar in nature to the County's R-S zoning in terms of development density and use. A single home is on the property presently, consistent with the proposed R-1 zoning.

Per State Statute a public hearing must be held prior to final action being taken on the annexation of property into the corporate limits. The purpose of the hearing is to receive public comments regarding the annexation of the property and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The subject site is not presently contained within the Urban Service Area as presented in Columbia Imagined. This does not prevent the annexation of the property, as Columbia Imagined lays out possible considerations when analyzing a site that is outside of the Urban Service Area. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered.

The applicants are seeking annexation to permit connection to the City's sanitary sewer. While the on-site septic system is operational, the petitioners have stated a desire to connect to City sewer to facilitate sale of the property. City sewer is adjacent to the property and the applicant's have worked with the City's Sewer Utility and the two properties to the east to design two sewer connection options. Option one would directly connects the property to the City's 6" sewer force main on the south side of Mexico Gravel Road. The second option crosses the two neighboring properties to the west on the north side of Mexico Gravel Road. The final connection design is subject to approval by the Utilities Department.

The property can be served by City water, and is in the Boone Electric service territory. Given this property is currently within the Boone County Fire Protection District's service territory and pursuant to House Bill 1446 primary fire protection for the site would remain with



City of Columbia

701 East Broadway, Columbia, Missouri 65201

the District; however, City Fire services would provide additional support. Other City services that will be provided in the future upon annexation include Solid Waste and Police.

The Planning and Zoning Commission consider the proposed permanent zoning of the subject site at their July 5, 2018 meeting. The full staff reports and minutes associated with the Planning and Zoning Commission's actions will be presented at the Council's August 6, 2018 meeting.

Locator maps and a combined City and County adjacent zoning graphic 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: Limited future impacts. Impacts to be incurred would include public infrastructure maintenance as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and 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: Livable & Sustainable Communities

Legislative History

Date	Action
	NA

Suggested Council Action

Set the date of the required annexation public hearing for August 6, 2018.