



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 7, 2021

Re: 5170 S. Scott Blvd. Annexation- Set Public Hearing (Case #215-2021)

Executive Summary

Approval would set September 20, 2021 as the public hearing date for the voluntary annexation of approximately 2.1 acres of land addressed 5170 S. Scott Blvd., as required per state statute.

Discussion

Engineering Surveys and Services (agent), on behalf of Chris and Tracy Bach (owners), is seeking approval to annex approximately 2.1 acres into the City's corporate limits. The site is located generally on the east side of Scott Blvd., north of Steinbrook Terrace and west of S. Persimmon Road. The subject acreage is contiguous to the City's municipal boundary along its western property boundary across S. Scott Blvd.

The applicants are seeking to permanently zone the subject parcel from County A-2 (Urban Agriculture) to City R-1 (One-Family Residential). The proposed permanent zoning is considered consistent with the existing County zoning and the surrounding land use pattern of both City and County property. Consideration of the permanent zoning is being considered concurrently as Case #216-2020 and is scheduled for introduction before Council on September 20. The Planning and Zoning Commission will consider the request at its August 5 meeting.

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 within the Urban Service Area as presented in Columbia Imagined and has access to an existing City sanitary sewer line to the east of the property. There are no known sewer capacity issues. The subject property is not within a sewer connection agreement and the expense associated with connection to the city's system will be borne fully by the applicant. The subject property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service.

The subject property is located within the City's water territory and is serviced by Boone Electric for electrical service. Fire protection would be jointly provided by the City of Columbia and Boone County Fire Protection District.



The Planning and Zoning Commission considered the permanent zoning of the subject property at their August 5, 2021 meeting. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the introduction of the permanent zoning (Case #216-2021) on the September 7 Council agenda.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's August 5 meeting via a published newspaper ad, on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as Homeowners Associations within 185' and 1000', respectively.

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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for September 20, 2021.