



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 3, 2025

Re: 5961 S Hwy KK Annexation - Public Hearing (Case # 96-2025)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 1.38 acres of land located northwest of the intersection of S Hwy KK and Red River Drive. The site includes the address 5961 S Hwy KK. The subject site is currently zoned Boone County A-1 (Agriculture), and the applicant seeks City R-1 (One-Family Dwelling) zoning as the site's permanent zoning upon annexation. The requested permanent zoning (Case # 70-2025) was considered by the Planning and Zoning Commission at their February 6, 2025 meeting and recommended for approval subject to Council approval of the parcel's annexation.

Discussion

McClure Engineering Company (agent), on behalf of the Marshall G. Murray Trust (owners), are seeking approval to have 1.38-acres annexed into the City of Columbia and assigned R-1 zoning as its permanent City zoning. The subject property is located northeast of the intersection of S Hwy KK and Red River Drive, and includes the address 5961 S Hwy KK. The property is presently zoned County A-1. A concurrent request (Case # 70-2025) seeking approval of the requested "permanent" City zoning appears, under separate cover, on the Council's March 3 agenda.

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 requested annexation of the subject site has been precipitated by the owner's desire to connect to 1.38-acre property to the city's sewer system, as a means to eliminate the on-site lagoon. The applicant is seeking R-1 zoning in the concurrent permanent zoning request. The immediately surrounding property to the north, west, and east were annexed into the city in 2021 by the same owner, and were assigned R-1 zoning at that time.

Per Policy Resolution 115-97A, the parcel is required to annex into the City to receive sanitary service, given the site is contiguous with the municipal limits. A city sanitary sewer line runs along the south property boundary, along S Hwy KK, and another city sanitary line runs along the northern half of the subject site. Electric and water utility service is currently provided by the City of Columbia. There are no known capacity issues associated with these services that would be impacted should this acreage been annexed. Furthermore, upon annexation, public safety services (police and fire) would be provided by the City of Columbia with



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mutual-aid being provided by the Boone County Sherriff's Office and Boone County Fire Protection District.

The Planning and Zoning Commission considered the permanent zoning (Case #70-2025) at their February 6, 2025 meeting. The full Planning and Zoning Commission staff report, associated attachments, and meeting minute excerpts are being introduced concurrently, under separate cover, with this public hearing request.

Public notice relating to the proposed permanent zoning was provided 15 days in advance (January 29, 2025) of the Commission's February 6th 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, were provided 15 days in advance of the Planning Commission's February 6th, 2025 public hearing.

Locator maps, zoning exhibit, and annexation petition inclusive of the legal description 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 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: 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
02/17/2025	Set a public hearing relating to annexation of this site. (R19-25)

Suggested Council Action

Hold the public hearing as required by State Statute