



# 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 17, 2018

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

## Executive Summary

This request will meet the public hearing requirements on the proposed annexation of 3 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

Derek and Charlee Zimmermann (owners) request to annex approximately 3 acres of land into the City of Columbia and permanently zone the property to R-1 (One-Family Dwelling District). 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.

The annexation process was begun by the previous owners, J. Patrick and Barbara Fitzgerald, and is being continued by the Zimmermann's. The property was sold in June. As such, the attached Planning and Zoning Commission materials reference the previous owners, J. Patrick and Barbara Fitzgerald as the applicants. An updated annexation petition from the Zimmermann's was received by the City on August 10, 2018. The address and legal description of the property has not changed.

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 sites outside of the Urban Service Area. Principally, these considerations state that City contributions for CIP projects benefiting sites should be limited, and impact fees should be considered. The Columbia Imagined Future Land Use Category of "Neighborhood" supports the R-1 zoning request.

The requested annexation is sought to permit connection to the City's sanitary sewer network. The property is currently served by a functional on-site system. City sewer is adjacent to the property. The previous and current owners have worked with the City's Sewer Utility and with the two adjacent properties to the west to design two sewer connection options. Option one would directly connect the property to the City's 6" sewer



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

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 is served by City water and is in the Boone Electric service territory. Other City services that will be provided in the future upon annexation include Solid Waste and Police. Fire protection services are to be provided by the City of Columbia Fire Department and the Boone County Fire Protection District. New State legislation provides that property annexed into the City is not removed from the Fire Protection District's service territory.

The Planning and Zoning Commission considered the proposed permanent zoning of the subject site at their July 5, 2018 meeting. There was limited Commission discussion regarding the nature of the public comments made at the June 12, 2018 public information meeting, which were generally of procedural nature, and a related response that the subject request was for a voluntary annexation which would not trigger the annexation other adjoining properties into the City. No members of the public spoke for or against the zoning request and no other correspondence was provided by the public. The Planning and Zoning Commission voted (9-0) in favor of the assignment of R-1 zoning upon the annexation of the property.

Locator maps and a combined City/County zoning graphic are attached for review.

## 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



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Legislative History

Date	Action
9/4/18	Set September 17, 2018 as the public hearing date annexation (R131-18).

## Suggested Council Action

Hold the public hearing for the annexation as required by State Statute.