



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 2, 2018

Re: NGT, Inc Annexation – Permanent City Zoning (Case #17-238)

Executive Summary

Approval of this request would result in the annexation of property located at the northwest corner of Scott Boulevard and Vawter School Road into the City of Columbia's corporate limits, and the establishment of M-N (Mixed-Use Neighborhood District) zoning as permanent City zoning.

Discussion

The applicant, Smith Lewis, LLP (agent), on behalf of NGT, Inc. (owners), seeks to annex 10.36 acres into the City of Columbia and apply M-N (Mixed-Use Neighborhood District) zoning as the site's permanent zoning. Annexation is sought to allow the parcel to connect to the City's sewer and utility services. The subject acreage is contiguous to the City along its north boundary and to the east across Scott Boulevard.

The applicant's intend to develop the property with a neighborhood commercial center. The requested M-N (Mixed-Use Neighborhood District) zoning is considered consistent with existing City planned commercial zoning to the east and southeast; however, is considered inconsistent with the site's current Boone County A-R (Agriculture Residential) zoning. Current County zoning does not permit commercial development.

The subject site would be located entirely within the City's FP-O (Floodplain Overlay District) if already annexed into the corporate limits. Approximately two-thirds of the northwestern portion of the site lie within the "floodway" with the remaining area of the site, the northwest corner at Scott Boulevard and Brushwood Lake Road, located within the "flood fringe". The development of the site, as desired by the applicant, will be further determined by submission of development plans following Council's determination if annexation is appropriate.

The parcel is located within the Urban Services Area as depicted within the city's Comprehensive Plan. The site is serviced by City electric and water service. Fire protection, upon annexation, would transfer to the City; however, under the existing territorial agreement would be jointly shared between Boone County and the City. County Fire Station #14 is directly east of the subject site.

Scott Boulevard, along the eastern edge of the site, is designated as a major arterial roadway on the CATSO Major Roadway Plan. Brushwood Lake Road bisects the southern portion of the site and is designated as a neighborhood collector. Both roadways were recently reconstructed; however, additional right of way will need to be dedicated to



ensure compliance with City street standards. Dedication of the additional right of way will be obtained at the time the site is final platted. Final platting is required since the site is not considered a "legal lot" per the Unified Development Code.

The Planning and Zoning Commission considered this proposal at their December 7, 2017 meeting. Staff presented its report and the applicant's representative provided an overview of the request and provided answers to the Commission questions. No one else from the public addressed the Commission regarding the proposed annexation or permanent zoning.

Following significant discussion regarding the environmental limitations impacting the site and limited information on the outcome of a pending Letter of Map Revision (LOMR) from FEMA, the Commission voted (4-4) on the proposed permanent M-N zoning. According to the Commission's Rules of Procedure, a tie vote means no Commission recommendation has been forwarded to Council on the requested permanent zoning.

A copy of the Planning Commission staff report, locator maps, annexation exhibit, and meeting excerpts 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 applicant.

Long-Term Impact: Public sewer 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.

Vision & Strategic Plan Impact

[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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/18/2017	Approved public hearing date (R174-17)

Suggested Council Action

No Planning and Zoning Commission recommendation has been forwarded. Staff recommends approval of M-N (Mixed-Use Neighborhood) zoning due to surrounding compatibility as well as annexation of the property.