



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2017

Re: NGT, Inc Annexation – Setting Annexation Public Hearing (Case #17-238)

Executive Summary

Approval would set January 2, 2018 as the public hearing date for the voluntary annexation of approximately 10.36 acres of land located at the northwest corner of Vawter School Road and Scott Boulevard, as required per State Statute.

Discussion

The applicant, Smith Lewis, LLP (agent), on behalf of NGT, Inc. (owners), seek 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. Construction plan approval will be required before the applicant can connect.

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 and to determine if such action is a reasonable and necessary expansion of the city's corporate limits. The subject acreage is contiguous to the City along its north boundary and to the east across Scott Boulevard.

The applicants 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. 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 will be presented to Council on the requested permanent zoning.

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 developer.

Long-Term Impact: Public sewer maintenance, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Strategic & Comprehensive Plan Impacts

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	NA

Suggested Council Action

Set the date of the required annexation public hearing for January 2, 2018.