



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: Blume Annexation Agreement- 7750 E. Richland Road (Case # 139-2021)

Executive Summary

Approval of this request will authorize the City Manager to enter into an annexation agreement with Eric and Nicole Blume to permit a 9.93-acre tract of land to connect to the City's sanitary sewer system. The property is currently improved with a single-family dwelling with a failing on-site waste treatment facility. Approval of the annexation agreement is required per Ordinance #020454 which amended an existing Interconnection Agreement with the Boone County Regional Sewer District to provide for construction of the Sunrise Estates pump station interceptor and the North Grindstone Phase 1 outfall sewer. The agreement establishes provisions for the future annexation of the acreage once it becomes contiguous with the City's corporate limits.

Discussion

The applicants, Eric and Nicole Blume (owners), seek approval of an annexation agreement for 9.93 acres of property located at 7750 E. Richland Road, approximately 725-feet to the west of the intersection of Tradewinds Parkway and Richland Road. The subject site is presently improved with a single-family dwelling and out-building and zoned Boone County A-1 (Agriculture). Upon annexation, the applicant requests R-1 (One-Family Dwelling) zoning.

The purpose of the annexation agreement is to permit the applicants the ability to connect their existing home which has a failing on-site sewage treatment system to the City's sanitary sewer network, subject to the Connection Agreement approved by Ordinance #020454 (see exhibit). Pursuant to Policy Resolution 115-97A and due to the property not being contiguous to the city limits, the proposed annexation agreement is necessary. The subject property is located within the Urban Services Area (USA) boundary as depicted within Columbia Imagined.

Pursuant to the Columbia Imagined Future Land Use Map the subject property is identified as being located within a Neighborhood District. Neighborhood Districts are intended to accommodate a broad mix of residential uses and a limited number of nonresidential uses to serve neighborhood residents. The current use of the property as a single-family dwelling and its future R-1 zoning is consistent with the Future Land Use Map designation.

In addition to having access to public sewer, the site receives electric service from Boone Electric and is served by Public Water Service District #9. Public safety services are presently provided by Boone County and will remain until annexed. Upon annexation utility services would not change; however, police protection and trash collection would become the



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responsibility of the City and fire protection services would be provided by both the City of Columbia and the Boone County Fire Protection District.

Locator maps, amended Connection Agreement (Ord. #020454), and the executed annexation agreement are attached for review.

Fiscal Impact

Short-Term Impact: None. All public infrastructure expansion or extension will be at the cost of the applicant.

Long-Term Impact: Long-term impacts may include sanitary sewer connection point maintenance. Additional long-term impacts may include increased public safety, and trash collection; however, such impacts would only be realized upon formal annexation of the property.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
10/19/09	Approved amendment to provide for construction of Sunrise Estates Pump Station Interceptor and North Grindstone Phase 1 Outfall Sewer (Ord. 020454)
18/08/08	Authorized an Interconnection Agreement with Boone County Regional Sewer District for property located in Sunrise Estates Subdivision (Ord. 020018)

Suggested Council Action

Approve the annexation agreement and authorize the City Manager to sign the agreement.