



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2017

Re: Arrowhead Lake Estates Homeowners Association, Inc – Annexation and Permanent Zoning (Case #17-156)

## Executive Summary

Approval of this request will result in the annexation and assignment of permanent City R-1 (One-family Dwelling) district zoning on 2.52 acres of land adjoining the east side of West Arrowhead Lake Drive approximately 1200 feet north of Sinclair Road. This annexation and permanent zoning is associated with Cases #17-155 and #17-167 which seek rezoning and subdivision approval on the adjoining 24 acres of land to the east, respectively.

## Discussion

The applicants are seeking annexation and permanent R-1 (One-family Dwelling) zoning of 2.52 acres of their property as part of a pending sale contract with the adjacent property owners to the east. The subject site is a portion of a currently unimproved common lot containing 4.82 acres. If annexed and permanently zoned, the subject site would be merged with the adjoining 24-acres, currently "land-locked" without roadway frontage, permitting its future subdivision and development into four 6+ acre lots for residential dwellings. The adjoining 24 acres is within the City limits and is concurrently proposed for rezoning to R-1 (Case #17-155).

The property owners are proposing the annexation to ensure that the adjacent 24 acre tract of land will have actual street frontage and access to public utilities prior to its future subdivision (Case # 17-167) and development. Within the subject tract there is located a public sewer line maintained by the Boone County Regional Sewer District under a connection agreement with the City. The sewer line has sufficient capacity to support the four new residential lots.

Other utilities serving the subject tract and the adjacent acreage are supplied by Boone Electric and Consolidated Water District. West Arrowhead Lake Drive is a county-owned and maintained roadway. No jurisdictional transfer of maintenance is proposed if the subject tract is annexed as the roadway serves the County subdivision of Lake Arrowhead Estates. The subject tract is inside the boundaries of the Urban Service Area.

The Planning and Zoning Commission considered this proposal at their July 6, 2017 meeting. Following limited discussion, the Commission voted (8-0) in favor of granting the request to permanently zone the property R-1.

A copy of the Planning Commission staff report, locator maps, 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 developer.

Long-Term Impact: Public safety provision and potentially solid waste service. Future impacts may be offset by increased user fees and property tax collections.

## Vision & Strategic Plan Impact

### Vision Impacts:

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

### 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: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the annexation and assignment of permanent R-1 zoning to the subject 2.52 acres as recommended by the Planning and Zoning Commission.