



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2016

Re: JR2 – Annexation and Permanent Zoning (Case #16-196)

Executive Summary

Approval of this request would result in the voluntary annexation and permanent zoning of 28.84 acres of land located on the west side of Highway PP (addressed 3891 North Highway PP).

Discussion

Overview -

The applicant requests approval of R-1 (One-Family Dwelling District) as the permanent zoning for the site upon annexation. The property is bordered by a City R-1 zoned single-family residential subdivision to its west, and Boone County A-2 zoned agricultural land to its north, south, and east which is similar to the requested R-1. A concurrent request for approval of a 78-lot single-family residential subdivision (Case #16-197) will be presented for Council's consideration on November 21.

Annexation Considerations –

Approval of this request would result in the annexation of approximately 29 acres into the City's corporate limits. The subject acreage is not presently contained within the Urban Service Area as presented in Columbia Imagined; however, this does not prevent the annexation of the property. Columbia Imagined identifies possible considerations when analyzing a site that is outside the Urban Service Area. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered.

Annexation is sought to permit the connection of the proposed 78-lot single-family subdivision (Case #16-197) to the City's sanitary sewer system. Per Policy Resolution 115-97A extension of City sewer requires annexation of contiguous property. To support the proposed development the applicant will be required to install, at their cost, a new sewer force main and pump station that will connect to an existing City-maintained 8-inch sewer just south of the intersection of Wyatt Lane and Mexico Gravel Road that has sufficient capacity to accommodate the additional lots.

In addition to extending sanitary sewer at their cost the applicant will also be connecting to an existing 16-inch "green line" water main located adjacent to Highway PP. The "green line" designation means that the applicant is responsible for reimbursing the City for a proportional share of the cost of installing the line in advance of development. This fee is in



City of Columbia

701 East Broadway, Columbia, Missouri 65201

addition to the “tap” fee that will be charged at the time the proposed 78-lot development is connected. The water main has sufficient capacity to support the proposed development.

The site will be principally accessed from Highway PP and the costs associated with the maintenance of that roadway are the responsibility of MODOT. The proposed subdivision layout identifies one internal connection to the west and two “stub streets” for future roadway connectivity located in the northeast and southwest corners of the site. In addition to the stub streets, the applicant will be dedicating an additional 15 feet of right-of-way for Highway PP to ensure that it meets the minimum 50-foot half width requirements for the roadway.

Electric service will be provided by Boone Electric; therefore, there will be no impact upon city resources associated with the provision of this utility.

In spite of the subject property not being inside the Urban Service Area identified in Columbia Imagined, annexation of the site is believed appropriate based on: 1) the site's immediate adjacency to the City's boundary, 2) the ability of the site to be served by City utilities with adequate capacity, and 3) no expenditure of public funds being incurred to install necessary infrastructure extensions to support the site's future development.

Zoning Considerations -

Application of permanent City zoning to annexed property is necessary following a determination if a subject site should become part of the City's municipal boundary. Consideration of permanent zoning is reviewed by the Planning and Zoning Commission with a recommendation being provided to City Council following a public hearing. The Commission evaluates the requested permanent zoning utilizing the Comprehensive Plan as a guide for land use compatibility.

It is important to note that Columbia Imagined is not a regulatory document, and thus the recommendations provided within it cannot by themselves require compliance. However, the recommendations are used as a tool to identify areas of concern that could be addressed by the applicant or through approval conditions on the annexation, zoning, or platting by Council.

The applicant has requested permanent R-1 (One-family Dwelling District) zoning for the entire property which is similar to the existing County zoning. In considering the applicant's request, the Commission also reviewed a proposed 78-lot preliminary plat (Case #16-197) which will be presented to the Council for consideration at its November 21 meeting. While discussed concurrently, the Commission took separate action on the zoning request and the platting action.

The requested R-1 zoning is consistent with the “Neighborhood District” classification of the Comprehensive Plan and affords opportunities for the applicant to address land use



City of Columbia

701 East Broadway, Columbia, Missouri 65201

preservation strategies as illustrated on the proposed preliminary plat. Furthermore, the proposed R-1 zoning is generally consistent with the surrounding development pattern.

At the October 6, 2016, Planning Commission meeting the applicant, applicant's engineer, and several members of the public spoke regarding the requested annexation, permanent zoning and preliminary plat. Comments offered addressed project specifics such as sewer design and capacity, the northern stub street, impacts to Highway PP, and wildlife habitat displacement.

After receiving public input and seeking staff clarification regarding traffic, connectivity, and USA boundary adjustments the Commission voted to approve (7-0) R-1 as permanent City zoning. The Commission a separate motion also recommended approval (7-0) for the 78-lot preliminary plat for which a full Council report will be prepared for consideration at the November 21 meeting.

The Planning Commission staff report, locator maps, public correspondence, proposed sewer route, 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 infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, 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: Not applicable, Tertiary Impact: Not Applicable



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
10/6/2016	Planning and Zoning Commission recommended approval of R-1 as permanent zoning (7-0) and approval of the 78-lot preliminary plat with a stub street in the northeast corner of the development (7-0)
10/17/2016	Resolution R150-16 set a public hearing to discuss annexation of property

Suggested Council Action

Approval of requested annexation and the R-1 (One-Family Dwelling District) as permanent City zoning, as recommended by the Planning and Zoning Commission.