



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 16, 2022

Re: Schultz Annexation Agreement- 7845 N. Deer Valley Lane (Case #152-2022)

Executive Summary

Approval of this request will authorize the City Manager to enter into an annexation agreement with Janelle L. Schultz permitting an 11.79-acre tract of land to be connected to the City's sanitary sewer system and improved with a single-family dwelling. The agreement includes provisions obligating the owner to annexation the acreage into the City once the property is contiguous with the municipal boundary. Approval of the agreement is required per Ordinance #020898 relating to public sewer provision in the Highway HH Service Area and in accordance with Policy Resolution 115-97A pertaining to extension of sewer services to non-contiguous property.

Discussion

The applicant, Allstate Consultants (agent), on behalf of Janelle L. Schultz (owner), seeks approval of an annexation agreement for 11.79 acres of property located on the west side of Deer Valley Lane, north of the intersection with E. Hwy. HH, and addressed 7845 N. Deer Valley Lane. The subject site is presently vacant and zoned Boone County A-2 (Agriculture). Upon annexation, the applicant requests R-1 (One-Family Residential) zoning.

The purpose of the annexation agreement is to permit the applicant to connect a new single-family dwelling to the City's sanitary sewer treatment system per the requirements of Policy Resolution 115-97A and the terms of the Amended General Cooperative Agreement (see attached exhibits) for Sewers the State Highway HH Service Area (Ordinance #020898) that was approved in 2011. The proposed connection to the City's sanitary network would be via a Boone County Regional Sewer District (BCRSD) owned/maintained sewer trunk line traversing the northern boundary of the property. The subject property is located within the Urban Services Area as depicted within Columbia Imagined.

The provisions of the cooperative agreement state that, among other things, the proposed lot would be a future BCRSD customer. Per the agreement, BCRSD is required to pay the City a service fee for each District customer within the Service Area. The service fee established per the agreement is 0.80 times the fee that would have normally been charged to the customer had they been connected to the City's sanitary sewer system and been located within the City's corporate limits. The agreement does not address any connection fees payable to the City; however, BCRSD does charge a connection fee for each sewer tap onto its sewer lines.

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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

accommodate a broad mix of residential uses and a limited number of nonresidential uses to serve neighborhood residents. The proposed future use of the property as a single-family dwelling and its future R-1 zoning is consistent with the 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 #4. 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 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 and the executed annexation agreement with exhibits 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 costs; however, such impacts would only be realized upon formal annexation of the property.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the annexation agreement and authorize the City Manager to execute it.