



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: 5170 S. Scott Blvd. Annexation (Case #215-2021)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 2.1 acres addressed as 5170 S. Scott Boulevard.

Discussion

Engineering Surveys and Services (agent), on behalf of Chris and Tracy Bach (owners), are seeking approval to annex approximately 2.1 acres into the City's corporate limits. The site is located generally on the east side of Scott Boulevard, north of Steinbrook Terrace and west of S. Persimmon Road. The subject acreage is contiguous to the City's municipal boundary along its western boundary across S. Scott Boulevard.

The applicants are seeking to permanently zone the subject parcel from County A-2 (Urban Agriculture) to City R-1 (One-Family Dwelling). Consideration of the permanent zoning is being considered concurrently by Council on its September 20 meeting agenda as Case #216-2021. The proposed permanent zoning is considered consistent with the existing County zoning and the surrounding land use pattern of both City and County property. The property does not meet the definition of a "legal lot" and any future development proposals would necessitate a platting action prior to the issuance of building permits.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to an existing City sanitary sewer line to the east of the property. There are no known sewer capacity issues. The subject property is not within a sewer connection agreement and the expense associated with connection to the city's system will be borne fully by the applicant. The subject property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service.

The subject property is located within the City's water territory and is serviced by Boone Electric for electrical service. Fire protection would be jointly provided by the City of Columbia and Boone County Fire Protection District.

The Planning and Zoning Commission considered the permanent zoning request at their August 5, 2021 meeting. Staff gave its report and there was brief discussion on the dedication of right of way for the future Crabapple extension. The Commission 8-0 in favor of the requested permanent zoning of R-1 upon annexation.

Locator maps and County and City zoning graphic 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Inclusive Community, 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
09/07/2021	Set public hearing for September 20, 2021. (Res. 142-21)

Suggested Council Action

Hold the required public hearing for the requested annexation as required by State Statute.