



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 5, 2020

Re: Stevens Annexation Agreement- Lot 18 Deer Valley Estates (Case # 170-2020)

## Executive Summary

Approval of this request will authorize the City Manager to enter into an annexation agreement with Valerie Stevens to permit a 2.5 acre tract of land to connect to the City's sanitary sewer system and be improved with one single-family home. Approval of the annexation agreement is required per Ordinance #020898 which amended the City's General Cooperative Agreement for sewer provision in the Highway HH Service Area. The agreement establishes provisions for the future annexation of the acreage if it becomes contiguous with the City's corporate limits.

## Discussion

The applicant, Crockett Engineering (agent), on behalf of Valerie Stevens (owner), seeks approval of an annexation agreement for 2.5 acres of property located at the northeast corner of E. Highway HH and 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 the ability to connect a new home to the City's sanitary sewer network, subject to the General Cooperative Agreement (see exhibits) for Sewers the Highway HH Service Area. 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 boundary as depicted within Columbia Imagined. The nearest city boundary is more than one half-mile away, at the southwest corner of Heller and North Rogers Roads.

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 proposed future use of the property as a single family dwelling and its future R-1 zoning is consistent with the land use 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. As of this writing, there is no



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annexation or development activity in the vicinity that would connect the subject property to the city limits in the foreseeable future.

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; 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
N/A	N/A

## Suggested Council Action

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