



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: Lewis Annexation – Annexation Public Hearing (Case #17-212)

Executive Summary

Approval would set November 6, 2017 as the public hearing date for the voluntary annexation of approximately 1.0 acres of land located at 1001 West Old Plank Road, as required per State Statute.

Discussion

The applicant, Jones, Schneider & Stevens, LLC (agent), on behalf of Steve O. Woodward, Linda K. Ismay, and Rosemary Lewis (owners), are seeking approval to annex 1 acre into the City of Columbia and apply R-1 (One-family Dwelling District) as permanent zoning. Per State Statute a public hearing must be held prior to final action being taken on the annexation of property into the corporate limits. The purpose of the hearing is to receive public comments regarding the annexation of the 1 acre of property and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The subject acreage is contiguous to the city to the north and west, and along a portion of its southern boundary. The applicant's requested permanent zoning of R-1 (One-family Residential District) is consistent with the site's current Boone County R-S (Single-family Residential) zoning.

The property owners are proposing the annexation of their lot in order to connect to City sewer service. The owners currently maintain an onsite sewer system which is beginning to fail and they desire connection to the City's sewer to remove their outdated system. Connection to the city sewer requires the property to be annexed. The property owners will likely have to extend a force main in order to reach an existing gravity line on the adjacent lot to the north. Construction plans for this connection will be required before the applicant can connect.

The parcel is located within the Urban Services Area as depicted within the city's comprehensive plan. The site receives electric service from Boone Electric and water service from the City of Columbia. Primary fire protection services, upon annexation, would transfer to the City; however, under the existing territorial agreement fire response would be jointly shared between Boone County and the City.

Old Plank Road, along the eastern edge of the site, is designated as a neighborhood collector roadway on the CATSO Major Roadway Plan. Therefore, any replatting or redevelopment of this lot will require the dedication of additional road right-of-way for Old Plank Road; this is not required at time of annexation.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The parcel is currently improved with one single-family home, which would be considered a permitted use under the requested permanent zoning.

The Planning and Zoning Commission considered this proposal at their October 5, 2017 meeting. Following limited discussion, the Commission voted (8-0) in favor of granting the request to permanently zone the property R-1.

Locator maps 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 sewer maintenance, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
NA	NA

Suggested Council Action

Set the date of the required annexation public hearing for November 6, 2017.