



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 21, 2022

Re: Annexation of Horse Fair Lot 3 – Set Public Hearing (Case #74-2022)

Executive Summary

Approval would set March 7, 2022 as the public hearing date for the voluntary annexation of 12.7-acres of land, generally located on the north side of N. Oakland Gravel Road, northeast of the US 63 and Prathersville Road interchange.

Discussion

McKenzie Daly (owner) is seeking approval to permanently zone approximately 12.7-acres as City R-1 (One-family Dwelling) from County R-S (Single-family Residential). The property is located on the north side of N. Oakland Gravel Road, approximately 1/2 mile northeast of the US 63 and Prathersville Road interchange.

Per State Statute, a public hearing must be held prior to final action being taken on the annexation of the property into the corporate limits. The purpose of the hearing is to receive public comments regarding the annexation of the property and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

Case #68-2021, the permanent zoning request associated with this action, is scheduled for introduction before Council on March 7. The parcel is presently vacant and zoned Boone County R-S (Single-family Residential) and the requested City R-1 zoning is considered equivalent. The applicant seeks to build a single residence on the property that will be connected to the sanitary sewer line traversing the property. The subject acreage is contiguous to the City's corporate limits along its eastern and southern boundaries (across N. Oakland Gravel Road). The property is legal lot platted as part of a County subdivision known as 'Horse Fair' subdivision.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has an existing city owned/maintained 24" sanitary sewer main, part of the Bear Creek Outfall line, traversing the southeast corner of the parcel. The site is within the City's water territory, but would require a water main extension. Boone Electric provides electric service via a three-phase overhead line that runs along the southern and eastern frontages of the property.

The property has frontage on N. Oakland Gravel Road, a County-maintained roadway, classified as a Neighborhood Collector that is considered unimproved (no curb or gutters). Any work within the right-of-way will require a Boone County permit. Sidewalks do not exist along the street frontage and if annexed into the City would be required to be installed by the owner, unless waived, as part of the City's building permitting process.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

City services provided upon annexation would include sewer, solid waste, and police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. City fire protection services would be provided by City Station #4, located along Ballenger Lane approximately 3 miles south of the subject site. County fire protection services would be provided by County Station #5, located approximately 1.2-miles southwest of the site on Prathersville Road.

The Planning and Zoning Commission is scheduled to consider the permanent zoning of the subject property at their February 10, 2022 meeting. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the introduction of the permanent zoning (Case #68-2022) on the March 7 Council agenda.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's February 10 meeting via a published newspaper ad, on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as Homeowners Associations within 185' and 1000', respectively.

Locator maps and 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 developer.

Long-Term Impact: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, 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: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for March 7, 2022.