



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2020

Re: Pfenenger Tract Annexation - Public Hearing (Case #36-2021)

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of a total of 18.99 acres of land generally located on the west side of Lake of the Woods Road approximately 600 feet north of Geyser Boulevard.

## Discussion

Crockett Engineering Consultants (agent), on behalf of George A. and Joan D. Pfenenger (owner), is seeking to permanently zone 18.99 acres from County R-S (Single-family Residential) to City R-1 (One-Family Dwelling) upon annexation. The subject site is located on the west side of Lake of the Woods Road, approximately 600 feet north of Geyser Boulevard addressed as 2801 N Lake of the Woods Road.

This request for annexation is associated with two other cases relating to the same property. Case #202-2020 is the permanent zoning request associated with this action and it is scheduled for introduction before Council on December 21. A request for a 52-lot preliminary plat (Case #196-2020) has also been received and is anticipated to be introduced at the Council's January 4, 2021 meeting.

The request includes two separate parcels that currently include a dwelling and several accessory structures. The existing County zoning is County R-S (Single-family Residential). The subject acreage is contiguous to the City's municipal boundary along its south and west property lines.

The subject site is presently outside the Urban Service Area (USA); however, it should be noted that the site is contiguous with the City's municipal boundary and has direct access to an existing 8-inch City sewer main near its southwest corner that can be extended without investment of the City. There are no sanitary sewer capacity issues in this area and following staff review of the proposed preliminary plat it has been concluded that the existing 8-inch sewer lines is capable of adequately serving the proposed development.

The site will be served by the City's Water utility, which has an 8-inch line adjacent to the site along Lake of the Woods Road as well as a 12-inch main running along Kelsey Drive to the south of the site.

Electric service is provided by Boone Electric, which has an overhead 3-phase power line running parallel to Lake of the Woods Road. A single-phase line runs through the middle of the site.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Lake of the Woods Road, a County-maintained roadway, runs along the east side of the site and is a 2-lane 20-foot wide roadway with no shoulders or sidewalks. Two local residential streets currently stub into the site – Lentz Drive and Sandrock Drive. Per the proposed preliminary plat, these street would be extended through the site and provide a through-street connection to existing public streets.

The CATSO Major Roadway Plan (MRP) identifies Lake of the Woods Rd as a minor arterial, which requires 84-100 feet of right of way. Additional ROW will be required along Lake of the Woods Rd to meet the minimum requirements. Dedication of the additional right of way will occur upon final platting of the development and is reflected on the proposed preliminary plat.

Additional City services to be provided upon annexation would include Solid Waste collection and Police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. State legislation provides that property annexed into the City is not removed from the Fire Protection District's service territory. Currently, the nearest fire station to the site is County Station #1, located approximately 0.9 miles south at the intersection of St. Charles Rd and Lake of the Woods Rd. The City's nearest station, Station #5, is approximately 2 miles to the southwest, near the intersection of Clark and Ballenger Lanes

The Planning and Zoning Commission considered the permanent zoning of the subject property at their November 19, 2020 meeting. The full Planning and Zoning Commission staff report and meeting excerpts will accompany the introduction of the permanent zoning (Case #202-2020) on the December 21 Council agenda.

Locator maps and adjacent 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: Public infrastructure maintenance such as roads, water and sewers, 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: 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
12/7/2020	Set public hearing (Res. 155-20)

## Suggested Council Action

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