



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 2, 2018

Re: NGT, Inc Annexation – Annexation Public Hearing (Case #17-238)

## Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation and permanent zoning of approximately 10.36 acres of land located at the northwest corner of Vawter School Road and Scott Boulevard.

## Discussion

The applicant, Smith Lewis, LLP (agent), on behalf of NGT, Inc. (owners), seek to annex 10.36 acres into the City of Columbia and apply M-N (Mixed-Use Neighborhood District) zoning as the site's permanent zoning. Annexation is sought to allow the parcel to connect to the City's sewer and utility services. The subject acreage is contiguous to the City along its north boundary and to the east across Scott Boulevard.

The purpose of this public hearing is to receive public comments regarding the annexation and to determine if such action is a reasonable and necessary expansion of the city's corporate limits. The applicant's requested permanent zoning application has is being introduced concurrently with this public hearing. The outcome of the Planning and Zoning Commission hearing are fully described within the separate permanent zoning request.

The subject site would be located entirely within the City's FP-O (Floodplain Overlay District) if already annexed into the corporate limits. Approximately two-thirds of the northwestern portion of the site lie within the "floodway" with the remaining area of the site, the northwest corner at Scott Boulevard and Brushwood Lake Road, located within the "flood fringe". The development of the site, as desired by the applicant, will be further determined by submission of development plans following Council's determination if annexation is appropriate.

The parcel is located within the Urban Services Area as depicted within the city's Comprehensive Plan. The site is serviced by City electric and water service. Fire protection, upon annexation, would transfer to the City; however, under the existing territorial agreement would be jointly shared between Boone County and the City. County Fire Station #14 is directly east of the subject site.

Scott Boulevard, along the eastern edge of the site, is designated as a major arterial roadway on the CATSO Major Roadway Plan. Brushwood Lake Road bisects the southern portion of the site and is designated as a neighborhood collector. Both roadways were recently reconstructed; however, additional right of way will need to be dedicated to ensure compliance with City street standards. Dedication of the additional right of way will



be obtained at the time the site is final platted. Final platting is required since the site is not considered a "legal lot" per the Unified Development Code.

The Planning and Zoning Commission considered this proposal at their December 7, 2017 meeting. Following significant discussion regarding the environmental limitations impacting the site and limited information on the outcome of a pending Letter of Map Revision (LOMR) from FEMA, the Commission voted (4-4) on the proposed permanent M-N zoning. According to the Commission's Rules of Procedure, a tie vote means no Commission recommendation is being presented to Council on the requested permanent zoning.

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.

### Vision & Strategic Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

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

### Legislative History

Date	Action
12/18/17	Set public hearing on annexation (R174-17)

### Suggested Council Action

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