



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2019

Re: 5704 E. Mexico Gravel Road – Annexation Agreement (Case #94-19)

## Executive Summary

Approval will authorize the Interim City Manager to execute an annexation agreement with the owner of 5704 E. Mexico Gravel Road and permit connection of said property to the City's sewer system.

## Discussion

A Civil Group (agent), on behalf of Kenneth Stauffer (owner), is requesting approval of an annexation agreement for 2 acres of property addressed 5704 E. Mexico Gravel Road. The property is zoned Boone County R-S (single-family) and is improved with a single-family home and shed. This property is near or adjacent to five properties for which annexation agreements were approved on October 1, 2018 (3401, 3451, and 3501 N. Lake of the Woods Road and 5700 and 5980 E. Mexico Gravel Road). As was the case for those five neighboring properties, the purpose of this annexation agreement is to permit connection to public city sewer.

The property is generally located southwest of the intersection of N. Lake of the Woods Road and E. Mexico Gravel Road, and is roughly 800 feet away from being contiguous with the municipal boundary to the north and west. Due to its non-contiguous location and pursuant to Policy Resolution 115-97A, Section 2(A) an annexation agreement is necessary for the parcel to connect to city sewer. The Boone County Regional Sewer District has consented to the City's provision of sewer service to this property.

The subject parcel is presently located outside the Urban Service Area boundary as depicted within Columbia Imagined. Such designation was the result of improved parcels in this area generally being served by on-site systems at the time Columbia Imagined was adopted. The parcel, however, has access to an existing 6-inch force main sewer (with adequate capacity) on the south side of E. Mexico Gravel Road. Connection to this force main will require the applicant to construct a private lateral service.

Pursuant to the provisions contained within the annexation agreement, the applicant, their successors, assigns, or heirs are obligated to complete the annexation process (become part of the City) once their property is contiguous with the city boundary. Upon becoming contiguous, a separate public hearing would be held to establish permanent City zoning. The submitted annexation agreement indicates that the applicant desires City R-1 (One-family Dwelling) zoning in the future. This desired zoning is consistent with the current County zoning.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The subject parcel is currently served by City water and Boone Electric Cooperative electric services and Boone County Public Safety services (police and fire). During the period of the annexation agreement the parcels would remain subject to Boone County's regulations.

Upon annexation the parcel would become subject to City regulations and served by City trash collection and police services. All other municipal services would remain unchanged with the exception that fire protection services would be provided by both the City of Columbia Fire Department and the Boone County Fire Protection District. Recent State legislation provides that property annexed into the City is not removed from the Fire Protection District's service territory.

Locator maps, correspondence from the Boone County Regional Sewer District, and the annexation agreement are attached for reference.

## Fiscal Impact

Short-Term Impact: None. Costs of sewer extension (main and laterals) will be borne by the applicant.

Long-Term Impact: Upon annexation impacts may include increased public safety and infrastructure maintenance costs which may or may not be off-set by additional tax collections and user-fees.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Inter-Governmental Cooperation, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the requested annexation agreement.