



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2023

Re: 3705 Gibbs Road Annexation – Public Hearing (Case # 13-2024)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 60.26 acres of land located north of Gibbs Road.

Discussion

Crockett Engineering (agent), on behalf of the Roxie Grant Revocable Trust (owner), seeks annexation of a 60.26-acre parcel of land located at 3705 W. Gibbs Road. The parcel is currently zoned Boone County R-S (Single-Family Residential) and is contiguous to the Columbia corporate limits along its eastern boundary. The applicant seeks assignment of a mix of R-1 (Single-Family Dwelling), R-2 (Two-Family Dwelling), and R-MF (Multiple-Family Dwelling) zoning as the site's permanent zoning upon annexation. The permanent zoning was reviewed under separate cover (Case #247-2023) and will be introduced concurrently with this public hearing.

The proposed residential uses are consistent with the City's comprehensive plan, Columbia Imagined. The comprehensive plan designates the subject site as lying within the Neighborhood District, which is intended to support a broad mix of residential uses, as well as a limited number of service-type uses that support the needs of neighborhood residents.

The subject site lies within the Urban Service Area as presented in Columbia Imagined and has access to an existing City sanitary sewer line onsite, at the northwest corner of the property. However, the portion of the site south of the proposed Gibbs Road extension lies in a separate watershed requiring a sewer main extension from the southeast that would connect to a main on either Barberry Avenue or Zinnia Drive. There are no known capacity issues associated with the sewer lines serving the site. Additionally, it should be noted that the property is not subject to a sewer connection agreement. As such, future development will be subject to standard connection and on-going fees similar to other within the city limits.

The property is located within the City's water and Boone Electric service territories; however, upgrades to those services may be required depending on the density of the final buildout of the acreage. Fire protection will be provided by the City of Columbia with mutual-aid being provided by the Boone County Fire Protection District.

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 on the annexation request and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's October 19th 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.

It should be noted that a protest petition has been submitted with respect to this request's permanent zoning. The petition has been verified as meeting the requirements of Section 29-6.4(n)(1)(ii)(E) of the UDC. As such, approval of the permanent zoning for the subject property will require an affirmative vote of two-thirds (2/3) of the seated and not disqualified members of Council in office at that the time final action on the permanent zoning is taken.

(E) If a protest against a change to the zoning map duly signed and acknowledged by the owners of thirty (30) percent or more, either of the area of land (exclusive of streets and alleys) included in such proposed change, or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet distant from the boundaries of the area proposed to be changed, the zoning map change amendment shall only be adopted if it receives the affirmative vote of two-thirds (2/3) of the members of the council then in office and not disqualified from voting under section 2-53.1 of the City Code. An abstention shall not be counted either for or against the amendment. In order to be valid, protest petitions must be filed with the city clerk no later than noon on the Wednesday before the council meeting at which the proposed amendment is scheduled to be considered for passage.

Locator maps, zoning exhibit, annexation petition, and permanent zoning protest petition and verification map are attached.

Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant. Depending on construction completion, additional costs may be incurred for maintenance of newly installed infrastructure and increased public safety and service provision (i.e. trash collection). Incurred costs are dependent on subdivision development.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:



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Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
12/4/23	Set public hearing on annexation.

Suggested Council Action

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