



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 18, 2020

Re: Bell Annexation Agreement (Case # 105-2020)

Executive Summary

Approval of this request will authorize the City Manager to enter into an annexation agreement with Steven P. Bell for a 2.5 acre tract of land proposed to be improved with one single-family home. The agreement establishes provisions for the future annexation of the acreage and authorizes the applicant to connect the future home to the City's sanitary sewer system.

Discussion

The applicant, Steven P. Bell, seeks approval of an annexation agreement for 2.5 acres of property located on the north side of Mexico Gravel Road, approximately 205 feet east of Lake of the Woods Road. The vacant subject site is presently zoned Boone County A-2 (Agriculture). Upon annexation, the applicant requests R-1 (One-Family Residential) zoning.

The purpose of the annexation agreement is to permit the applicant the ability to connect the proposed 4-bedroom home to the City's sanitary sewer network. Pursuant to Policy Resolution 115-97A and due to the property not being contiguous to the city limits, the proposed annexation agreement is necessary. The subject property is located within the Urban Services Area (USA) boundary as depicted within Columbia Imagined.

Pursuant to the Future Land Use Map of Columbia Imagined the subject property is identified as being located within a Neighborhood District. Neighborhood Districts are intended to accommodate a broad mix of residential uses and a limited number of nonresidential uses that provide services to neighborhood residents. The proposed future use of the property for single family purposes and future R-1 zoning is consistent with the Future Land Use Map designation.

In addition to having access to public sewer, the site also receives electric service from Boone Electric and solid waste disposal from a private contractor. Public safety services are presently provided by Boone County. Upon annexation utility services would not change; however, police protection and trash collection would become the responsibility of the City and fire protection services would be provided by both the City of Columbia and the Boone County Fire Protection District.

Locator maps and the executed annexation agreement with exhibits are attached for review.



Fiscal Impact

Short-Term Impact: None. All public infrastructure expansion or extension will be at the cost of the applicant.

Long-Term Impact: Long-term impacts may include sanitary sewer connection point maintenance. Additional long-term impacts may include increased public safety, and trash collection; however, such impacts would only be realized upon formal annexation of the property.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the annexation agreement and authorize the City Manager to sign the agreement.