



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 7, 2020

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

## Executive Summary

Approval would set December 21, 2020 as the public hearing date, as required by State Statute, for the voluntary annexation of 19.06 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), seeks approval to permanently zone 19.06 acres from County R-S (Single-family Residential) to City R-1 (One-Family Dwelling) upon annexation of two parcels 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 preliminary plat (Case #196-2020) has also been received and is anticipated to be introduced at the Council's January 4, 2021 meeting.

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

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; 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 required by the City. There are no capacity issues in this area that would prevent the planned additional service lines from connecting. Staff review of the proposed preliminary plat for the site concludes that the site is able to be adequately served via the existing 8-inch sewer line.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

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 Wood Road, as well as 12-inch main that runs along Kelsey Drive south of the site.

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

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 to 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 Wood 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 at the time of final plat and is reflected on the proposed preliminary plat.

Additional City services to be provided upon annexation will 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 safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, 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
NA	NA

## Suggested Council Action

Set the date of the required annexation public hearing for December 21, 2020.