

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**JULY 6, 2017**

**Case # 17-156**

**A request by Arrowhead Lake Estates Homeowners Association, Inc. (owner) seeking permanent City R-1 (Single-family Dwelling) zoning upon annexation of approximately 2.52 acres of land into the City of Columbia corporate limits. The subject site is currently zoned Boone County A-2 (Agriculture) and is currently undeveloped. The subject site is approximately 1200 feet north of Sinclair Road and adjacent to the east side of West Lake Arrowhead Drive.**

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of R-1 zoning as permanent City zoning upon annexation.

MS. LOE: Any questions for staff? I have a question, Mr. Zenner. I realize the -- this annexation is a little bit unusual in that no development per se is really being proposed on the parcel being annexed. But we often do discuss the urban service area when we're talking about annexation, and I was wondering if you could just comment on how it relates to this one.

MR. ZENNER: This entire project is within the urban service area. Lake Arrowhead Estates is considered inside the urban service area as well. And that actually -- it's a very good question that you asked because we mentioned it in our Council reporting that we provide to Council, because it's the same question they often ask. This whole area, everything over to Scott Boulevard, is actually part of the urban service area, and then what we have south of Route K, the Gates and the other -- Barcus Ridge Development we have down there is considered part of the urban service area as well. We are at a capacity point at this juncture with development in this particular area. From a -- we have very limited sewer connections left. A development that is actually occurring off of South Nursery School [sic] Road, which is on the other side of Barcus Ridge where Scott Boulevard comes into Route K, is actually being serviced by Boone County Regional Sewer District by approximately 10,000-linear-foot extension of force main to a County lift station because the City's capacity is almost fully exhausted in this particular quadrant of the City. And without significant relief sewer construction, additional development will be limited at this point based on our -- the available taps. This particular project though, the four lots, the annexation of the land area which is normally done for the purposes of being able to get access sewer, when combined with the 24 acres, the four lots that will be created do not create an impact beyond what the system that exists today can handle. Those four additional taps are available, and have been discussed with our sanitary-- our utilities folks in the sanitary division to ensure that that was in fact the

case before the applicant proceeded forward, both with the annexation request as well as with the rezoning action on the adjacent acreage. So we have been -- we've had that confirmed by our utility staff that the ability to connect exists without any decrease in the capacity. I mean, it will obviously absorb four additional taps, but it does not pop the lids on our sewer mains by adding these four houses.

MS. LOE: Thank you. Any additional questions for staff? Seeing none, I would like to open up the floor to public comment.

#### **PUBLIC HEARING OPENED**

MS. LOE: If anyone would care to speak, please come forward and state your name and address.

MR. STATES: John States, 2925 West Arrowhead Lake Drive. The annexation, as Pat said, is -- is a necessity to be able to tie into the sewer, and I'm here to answer any questions.

MS. LOE: I see none. Thank you, Mr. States. Any additional speakers?

#### **PUBLIC HEARING CLOSED**

MS. LOE: Comments by Commissioners? And one final time, if anyone has had any ex parte prior to this meeting related to Case 17-156, to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. None. Any additional comments on Commissioners -- from Commissioners? A motion? Mr. Stanton?

MR. STANTON: As it relates to Case 17-156, Arrowhead Lake Estates Home Owners Association Incorporated permanent zoning, I move to approve the -- I move to approve R-1 zoning as permanent City zoning upon annexation.

MR. MACMANN: Second.

MS. LOE: Thank you. Motion by Mr. Stanton; second by Mr. MacMann. Any discussion? Seeing none. May I have a roll call, please.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns. Motion carries 8-0.**

MS. BURNS: Eight to zero, motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. That closes all our cases.