



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 17, 2021

Re: Timberbrook Annexation - Set Public Hearing (Case #163-2021)

Executive Summary

Approval would set June 7, 2021 as the public hearing date for the voluntary annexation of 21.21 acres of land, located generally northwest of the intersection of Scott Boulevard and Copperstone Creek Drive, as required per State Statute.

Discussion

Crockett Engineering (agent), on behalf of the Trustees of the Eric-Lori Kurzejeski Trust (owners), is seeking approval to annex approximately 21.21 acres into the City's corporate limits. The site is located generally northwest of the intersection of Scott Boulevard and Copperstone Creek Drive. The subject acreage is contiguous to the City's municipal boundary along its eastern and southern property boundaries.

Case #132-2020, the permanent zoning request associated with this action, is scheduled for introduction before Council on June 7th. The applicants are seeking to permanently zone the subject parcel from County R-S (Single-Family Residential) to City R-1 (One-Family Residential). The proposed permanent zoning is considered consistent with the existing County zoning. Additionally, Case #131-2021 concurrently seeks preliminary plat approval of a 35-lot single-family subdivision on the property. Consideration of this request is tentatively scheduled for Council consideration on June 21.

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 subject site is within the Urban Service Area as presented in Columbia Imagined and has access to Mill Creek Trunk Sewer Main that crosses the southwest quadrant of site. There are no known sewer capacity issues with the main. The is served fully by all other City utilities.

The Planning and Zoning Commission considered the permanent zoning of the subject property at their May 6, 2021 meeting. Staff provided its report, the applicant's agent gave a presentation, and there was no public comment. Following limited discussion, the Commission voted in favor of the requested R-1 zoning, upon annexation, by a vote of 8-0. The full Planning and Zoning Commission staff report and meeting excerpts will accompany the introduction of the permanent zoning (Case #132-2021) on the June 7 Council agenda.



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 May 6 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.

Locator maps 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for June 7, 2021.