



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2016

Re: JR2 – Annexation Resolution (Case #16-196)

Executive Summary

Approval of this resolution would set November 7, 2016 as the public hearing date for the voluntary annexation of 28.84 acres of land located on the west side of Highway PP (addressed 3891 North Highway PP).

Discussion

This request is to set a public hearing on the proposed annexation of approximately 29-acres into the city so it may have access to the City's sewer system. The applicant requests approval of R-1 (One-Family Dwelling District) as the permanent zoning for the site upon annexation. The property is bordered by a City R-1 zoned single-family residential subdivision to its west, and Boone County A-2 zoned agricultural land to its north, south, and east which is similar to the requested R-1. The subject site falls outside the Comprehensive Plan's Urban Service Area.

A request to approve a 78-lot single-family residential subdivision (Case #16-197) will be presented concurrently for Council's consideration with the annexation and permanent zoning request. To provide sufficient infrastructure to support the development, the developer will be responsible for the extension of a new sewer force main that will run along the site's west property line and extended south to Mexico Gravel Road where it will run west and connect into an existing City maintained 8-inch gravity sewer at Wyatt Lane (see attached route) which has adequate capacity to support the development.

Water service will be provided by the City of Columbia via a new 8-inch line that will connect to an existing 16-inch line along the west side of Highway PP (subject to a "green line" connection fee), which has adequate capacity to meet flow rates required for fire protection. Boone Electric Cooperative provides electricity to the site. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Highway PP is a MoDOT-maintained minor arterial street. An additional 15 feet of right-of-way is shown on the preliminary plat for dedication upon final platting to meet the 50-foot half-width requirement.

At the October 6, 2016, Planning and Zoning Commission meeting the applicant, applicant's engineer, and several members of the public spoke regarding the requested annexation and preliminary plat. Comments offered addressed project specifics such as sewer design and capacity, the northern stub street, impacts to Highway PP, and wildlife habitat displacement.



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After receiving public input and seeking staff clarification regarding traffic, connectivity, and Urban Service Area boundary adjustments the Commission voted to approve (7-0) R-1 as permanent City zoning and the 78-lot preliminary plat subject the inclusion of a stub street in the northeast corner of the development for future connectivity.

Locator maps and the proposed sewer route 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 infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
10/6/2016	Planning and Zoning Commission recommendation to apply R-1 as permanent zoning and approve the 78-lot preliminary plat with a stub street in the northeast corner of the development (7-0)

Suggested Council Action

If Council finds the proposed annexation reasonable and necessary to the proper development of the city, a resolution should be passed setting November 7, 2016, as the public hearing date for this request.