



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2017

Re: Arrowhead Lake Estates Homeowners Association, Inc. – Annexation Public Hearing  
(Case #17-156)

## Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation and permanent zoning of approximately 2.52 acres of land located approximately 1200 feet north of Sinclair Road and adjacent to the east side of West Lake Arrowhead Drive.

## Discussion

Per State Statute a public hearing for the purpose of receiving public comment must be held prior to final action being taken on the annexation of property into the corporate limits. This hearing is being held to receive public comments on the proposed annexation of 2.52 acres located approximately 1200 feet north of Sinclair Road and adjacent to the east side of West Lake Arrowhead Drive.

The intent of the public hearing is to consider if such action is a reasonable and necessary expansion of the city's corporate limits. The subject acreage is contiguous to the city on its east where it shares a boundary with the University of Missouri's Sinclair Farm property. The southern approximate 24 acres of the adjacent tract is under a sale contract with Arrowhead 111, LLC and is also proposed for rezoning from A to R-1 (Case # 17-155) which was considered by the Planning and Zoning Commission at its July 6, 2017 meeting. The applicant's requested permanent zoning of R-1 (One-family Residential District) is consistent with the site's current Boone County R-S (Single-family Residential) zoning as well as the requested rezoning of the adjacent approximate 24 acres.

The property owners are proposing the annexation to ensure that the adjacent 24 acre tract of land to the east, already inside the city, will have actual street frontage and access to public utilities prior to its future subdivision (Case # 17-167) and development as 4 residential lots. Within the subject tract there is located a public sewer line that is maintained by the Boone County Regional Sewer District which has a connection agreement with the City and sufficient capacity to support the four new residential lots.

Other utilities serving the subject tract and the adjacent acreage are supplied by Boone Electric and Consolidated Water District. West Arrowhead Lake Drive is a county-owned and maintained roadway. No jurisdictional transfer of maintenance is proposed if the subject tract is annexed into the City as the roadway serves the County subdivision of Lake Arrowhead Estates. The subject tract is inside the boundaries of the Urban Service Area.



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The subject site is a portion of a currently unimproved common lot containing 4.82 acres. The 2.52 acres sought for annexation will be sold to Arrowhead 111, LLC pending annexation and permanent zoning and then combined with the adjacent 24 acre tract of land that is the subject of Case # 17-155 before being subdivided into four 6+ acre residential lots.

The Planning and Zoning Commission considered this proposal at their July 6, 2017 meeting. Following limited discussion, the Commission voted (8-0) in favor of granting the request to permanently zone the property R-1.

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 developer.

Long-Term Impact: Public safety provision and potentially solid waste service. Future impacts may be offset by increased user fees and property tax collections.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, 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: Livable & Sustainable Communities, 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 August 7, 2017.