



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Lot 17, Wellington Estates – Annexation Public Hearing (Case #17-114)

Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation and permanent zoning of approximately 3.37 acres of land located at 3500 Wellington Drive, approximately 160 feet north of Mexico Gravel Road, west of Benedict Road.

Discussion

The applicant, A Civil Group (agent), on behalf of Charles and Misty Keene (owners), are seeking annexation of 3.37 acres of land located at 3500 Wellington Drive into the City of Columbia for the purposes of being able to connect to the public sewer. The property owners are current maintaining an on-site septic system which is beginning to fail. In accordance City policy, annexation of contiguous property must occur prior to connection to the City's public sewer.

The subject property is contiguous to the city on a portion of its southern boundary and lies across public rights-of-way from the City's corporate limits to both the east and west. The applicant is proposing to permanently zone the property R-1 (One-family Dwelling District) which is consistent with the site's current Boone County R-S (Single-family Residential) zoning.

The sewer to which the Keene's home will connect is directly to the west of their property within the Wellington Estates development. The existing sewer line has capacity to handle the additional sewer flows that the applicant's home will generate. Extension of a sewer main to the applicant's property will be required. Costs for the extension will be borne by the applicant. The subject property lies within the Urban Service Area as shown within the City's Comprehensive Plan.

Benedict Road, along the eastern edge of the site, is designated as a future major collector roadway on the CATSO Major Roadway Plan. Therefore, any replatting or redevelopment of this lot will require the dedication of additional road right-of-way for Benedict Road. However, no such concessions are required at the time of annexation.

The Planning and Zoning Commission considered the proposed permanent R-1 zoning for the subject site at their May 4, 2017 meeting. Commissioners inquired about who would be responsible for the costs associated with connecting the property to public sewer service - staff advised it would be the applicant. Following additional discussion, the Commission voted 8-0 in favor of granting the permanent R-1 zoning subject to annexation.

A copy of locator maps and annexation exhibit 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 sewer maintenance, 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: Development, Secondary Impact: Community Facilities & Services, 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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|----------|---|
| 6/5/2017 | Approved annexation public hearing date (R71-17) |
| 5/4/2017 | Planning and Zoning Commission recommended approval of the annexation and R-1 permanent zoning. (8-0) |

Suggested Council Action

Conduct the State required public hearing on the proposed annexation of the Lot 17 of Wellington Estates.