



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: 5025 Scott Blvd. Annexation (Case #47-2022)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 2.75 acres addressed as 5025 Scott Boulevard.

Discussion

Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. (owner), is seeking approval to annex approximately 2.75 acres into the City's corporate limits. The site is located on the west side of Scott Boulevard, approximately 900 feet south of Sawgrass Drive, and includes the address 5025 Scott Boulevard. The subject acreage is contiguous to the City's municipal limits along its western boundary, which is shared with the Creek's Edge Subdivision (zoned R-1).

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.

At the January 3, 2022 Council meeting, two additional and related cases will be introduced. The applicant seeks assignment of R-1 (One-family Dwelling) district zoning as the site's permanent zoning upon annexation under which is addressed within Case #33-2022. Additionally, the applicant seeks approval of a preliminary plat to subdivide the property into four single-family home lots and one common lot which is presented within Case #31-2022. In addition to seeking approval of the preliminary plat, the applicant is also requesting in conjunction with Case #31-2022 approval of a design adjustment Section 29-5.1 of the UDC related to lot access. This request will appear under separate cover on the January 3 Council agenda.

The Planning Commission noted in their December 9 review of Cases #31-2022 and #33-2022 that their recommendations on those cases have not considered the question of the annexation. The Commission's review is limited to the questions pertaining to the appropriate assignment of permanent zoning and compliance of the requested subdivision action to the standards of the Unified Development Code. As reflected in the Commission's meeting minutes, the question of the annexation of the subject site into the City's corporate limits is a policy decision made by the City Council.

Annexation of the subject property is desired by the applicant to connect the proposed four single-family homes to the City's sanitary sewer system. Per policy resolution 115-97A, contiguous property must be permanently zoned and annexed (when contiguous to the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

municipal limits) prior to being granted permission to connect to the City's sanitary sewer system. The subject property is not within a sewer connection agreement area and the expense associated with connection to the City's system will be borne fully by the applicant. The subject property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service.

In addition to City sewer, all City utilities are able to serve the new lots (e.g. water and electric) without capacity concerns, and the area is within the City's Urban Services Area (USA) as presented by the Columbia Imagined Comprehensive Plan. Fire protection would be jointly provided by the City of Columbia and Boone County Fire Protection District.

The site is designated as "neighborhood" on the City's Future Land Use Map. The site is presently vacant is zoned Boone County A-2 (Agriculture). These existing conditions and the surrounding land-use development pattern in both the City and County are generally consistent with the requested R-1 zoning upon annexation.

The Planning and Zoning Commission considered both the permanent zoning (Case #33-2022) and the proposed 5-lot preliminary plat (Case #31-2021) and associated design adjustment at its December 9, 2021 meeting. These cases will be introduced at the January 3, 2022 Council meeting under separate cover. The full Planning and Zoning Commission staff reports as well as meeting excerpts will accompany the introduction of each case.

The Commission voted 8-0 to support the assignment of R-1 zoning (Case # 33-2021) upon annexation, and voted 7-1 to request the assignment of permanent zoning be placed under "Old Business" on the Council agenda. For the preliminary plat (Case # 31-2021), the Commission voted 7-1 in favor of the associated design adjustment for the plat, and 8-0 in support of the plat.

Public notice relating to the proposed permanent zoning and preliminary plat were provided 15 days in advance of the Commission's December 9 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 and City-County zoning graphic 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: Reliable Infrastructure, Secondary Impact: Inclusive Community, 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
12/20/21	Set a public hearing for January 3, 2022. (Res. 193-21)

Suggested Council Action

Hold the required public hearing for the requested annexation as required by State Statute.