



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2025

Re: 5961 S Hwy KK - Set Public Hearing (Case #96-2025)

Executive Summary

Approval of this resolution would set March 3, 2025 as the required public hearing date for the annexation of 1.38 acres of land located northwest of the intersection of S Hwy KK and Red River Drive. The site includes the address 5961 S Hwy KK. The subject site is currently zoned Boone County A-1 (Agriculture) and the applicant seeks City R-1 (One-Family Dwelling) zoning upon annexation. A public hearing is required, per State Statute, prior to final consideration of the proposed annexation and permanent zoning requests by City Council. The Planning and Zoning Commission held a public hearing on the permanent zoning of the subject acreage on February 6, 2025.

Discussion

McClure Engineering Company (agent), on behalf of the Marshall G. Murray Trust (owners), are seeking approval to have 1.38-acres annexed into the City of Columbia and have it assigned R-1 zoning as its permanent City zoning. The subject property is located northwest of the intersection of S Hwy KK and Red River Drive, and includes the address 5961 S Hwy KK. The property is presently zoned County A-1. A concurrent request (Case #70-2025) seeks approval of permanent zoning of the site.

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 requested annexation of the subject site has been precipitated by the owner's desire to connect to city sewer, as a means to replace the parcel's on-site lagoon. The applicant is seeking R-1 zoning as the parcel's permanent zoning. The surrounding property to the north, west, and east of the subject site was annexed in 2021 by the same owner and is zoned R-1. The requested R-1 zoning is considered less intense than the current County A-1 (Agriculture) zoning and is viewed as being fully compliant with the future land use designation shown on the Columbia Imagined Future Land Use Map and that of adjacent city subdivision development.

Per Policy Resolution 115-97A, the parcel is required to annex into the City to receive sanitary service given it is contiguous with the municipal limits. A city sanitary sewer line runs south of the property, along S Hwy KK, and another city sanitary line runs along the northern half of the subject site. Electric and water utility service is currently provided by the City of Columbia. There are no known capacity issues associated with utility services available to the site. Furthermore, upon annexation, public safety services (police and fire) would be



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provided by the City of Columbia with mutual-aid being provided by the Boone County Sherriff's Office and Boone County Fire Protection District.

The Planning and Zoning Commission considered the permanent zoning (Case #70-2025) at its February 6, 2025 meeting. The permanent zoning case is scheduled to be introduced at the March 3, 2025 Council meeting, under separate cover. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request.

Public notice relating to the proposed permanent zoning was provided 15 days in advance (January 29, 2025) of the Commission's February 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 homeowner associations within 185' and 1000', respectively, were provided 15 days in advance of the Planning Commission's February 6, 2025 public hearing.

Locator maps, zoning graphic, and annexation petition inclusive of the site's legal description 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 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: 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 March 3, 2025 as the required public hearing for the annexation of this site, which includes the address of 5961 S Hwy KK, as required by State Statute.