



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

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

## Executive Summary

Approval would set January 3, 2022 as the public hearing date for the voluntary annexation of approximately 2.75 acres of land addressed 5025 Scott Blvd., as required per state statute.

## 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 boundary along its western boundary, which is shared with the Creek's Edge Subdivision (zoned R-1).

The applicant seeks assignment of R-1 (One-family Dwelling) district zoning as the site's permanent zoning upon annexation (as described below). The permanent zoning for the subject property is being reviewed under Case #33-2022. A preliminary plat to subdivide the property into four single-family home lots and one common lot is presently under concurrent review as well as Case #31-2022.

The property is presently zoned Boone County A-2 (Agriculture) and is comprised of three vacant,  $\frac{3}{4}$ -acre lots. The requested R-1 zoning is generally consistent with the present County zoning and the surrounding land-use development pattern in both the City and County. The site is generally surrounded by City R-1 to the north, west, and south. Boone County zoning in the area is generally A-2 to east, R-S (single family) to the far northeast, and A-1 (agriculture) to the far southeast. The site is designation as neighborhood on the City's Future Land Use Map, which is typically consistent with residential zoning categories.

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 subject site is within the Urban Service Area as presented in Columbia Imagined and has access to an existing City sanitary sewer line to the west of the property. There are no known sewer capacity issues. 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.



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The subject property is located within the City's water and electric service territories. Fire protection would be jointly provided by the City of Columbia and Boone County Fire Protection District.

The Planning and Zoning Commission considered both the permanent zoning (Case # 33-2022) and the proposed 5-lot preliminary plat (Case #31-2021) at its December 9, 2021 meeting. These cases are to 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 both cases.

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 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: Safe Neighborhoods, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Set the date of the required annexation public hearing for January 3, 2022.