



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 18, 2016

Re: American Truck Repair, LLC – Annexation Public Hearing (Case #16-124)

Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation and permanent zoning of approximately 0.27 acres of land located on the east side of Highway 763, approximately 500 feet north of International Drive.

Discussion

This request is to consider if the annexation of 0.27 acres of land located on the east side of Highway 763, approximately 500 feet north of International Drive, is a reasonable and necessary expansion of the City's corporate limits. The subject property is contiguous with the city limits to the north, south, and east, and zoned County M-L (Light Industrial District).

The applicant requests approval of M-1 (General Industrial District) as the permanent zoning for the site upon annexation. The site is improved with a surface parking lot, which is a permitted use in the M-1 district. The property is currently zoned County M-L (Light Industrial District) which is consistent with the requested M-1. If annexed, the applicant would also be submitting a "Deed of Dedication" for additional road right of way for Highway 763 to ensure that the code required minimum half-width has been dedicated since the parcel does not required future platting if a structure is to be built upon it.

Water service is provided by the City via a 12-inch "green line" main located within the Highway 763 right of way. The subject site is presently within the Urban Service Area (USA) as presented in Columbia Imagined as shown on the attached locator maps. The site currently does not have direct access to sanitary service, which would be provided by the City. If future redevelopment were proposed and sanitary service was necessary, a main extension would be required to be constructed by the applicant. Such construction would likely connect to an existing 10-inch main located approximately 500 feet east of the property. Boone Electric is the electric service provider for this site.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Highway 763 is currently identified as a Major Arterial roadway on the Major Roadway Plan, and is improved and maintained by MoDOT.

On June 23, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and recommended unanimous (8-0) approval of the M-1 zoning. The locator maps associated with the request 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 such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may or may not 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/23/2016	Planning and Zoning Commission public hearing on the permanent zoning (8-0); recommendation of approval, pending annexation.
7/5/2016	Resolution R88-16: Approval to set annexation public hearing for July 18

Suggested Council Action

Hold the public hearing for the annexation as required by State Statute as the annexation would be consistent with the goals and objectives of a compact and contiguous municipal boundary.