



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2024

Re: 8910 I-70 Drive Southeast – Annexation Agreement (Case #175-2023)

Executive Summary

Approval of this item will authorize the City Manager to execute an annexation agreement between the City and Route Z Investments LLC (owner) permitting property addressed 8910 I-70 Drive Southeast to be connected to the city's sanitary sewer. The subject 17.68-acre parcel is currently unimproved and lies approximately 1.28 miles east of the City's municipal boundary.

Discussion

McClure Engineering (agent), on behalf of Route Z Investments LLC (owner), seeks Council approval to enter into an annexation agreement with the City of Columbia so the property at 8910 I-70 Drive Southeast may be connected to the city's sanitary sewer system. The property is currently split-zoned Boone County C-G (General Commercial) and M-L (Light Industrial), and would be permitted by the agreement to seek M-C (Mixed-use Corridor) and/or IG (Industrial) zoning upon annexation.

The subject parcel lies within the boundary of the Grindstone Creek Watershed Cooperative Agreement, which indicates that the subject property shall become a customer of the City Sewer Utility once connected. A sewer main extension to the west across Rangeline Road, will be required to reach an existing sewer main on Trade Center Drive. The existing sewer main is maintained by the Boone County Regional Sewer District (BCRSD); however, wastewater within the Grindstone Creek Watershed flows generally to the southwest tying into the City sewer network before being treated. Pursuant to the provisions of the Grindstone Watershed Cooperative Agreement, the BCRSD Board of Trustees voted to consent to the City providing sanitary sewer service to the subject property (see attached authorization).

Approval of the attached agreement is sought to accommodate development on the northernmost 5-acres of parcel with a convenience store and restaurant. The applicant also intends to subdivide the property into two lots. As such, provisions for one additional sewer tap are included in the annexation agreement to serve future uses on the remaining 12.68-acres of the parcel. Subdivision of the property beyond the proposed 2 lots may trigger the need for additional sewer taps and a revision to the attached agreement. If necessary, the future lots and proposed uses will be reevaluated to determine if there is sufficient infrastructure capacity to support those changes.

The subject property presently lies 1.28 miles east of the City's corporate boundary and is not eligible for a "direct" annexation. Per Policy Resolution 115-97A undeveloped parcels that



City of Columbia

701 East Broadway, Columbia, Missouri 65201

are not contiguous to the city limits may be served with city sewer service pursuant to the property owner entering into an annexation agreement with the City. Once the property becomes contiguous to the municipal limits, per the Policy Resolution, the property owner is obligated to complete the annexation process or, if not initiated, the City Manager may act on behalf of the property owner.

Locator maps, Boone County Administrative Plat, proposed Boone County 2-lot plat, Boone County Regional Sewer District (BCRSD) consent to serve, Grindstone Watershed Cooperative Agreement, and property owner executed annexation agreement are attached.

Fiscal Impact

Short-Term Impact: None. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance (public sewer main). Such increased costs may be offset by increased property taxes and user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
03/08/05	Authorized Grindstone Creek Watershed Cooperative Agreement. (Ord. 018430)

Suggested Council Action

Authorize the City Manager to execute an annexation agreement between the City of Columbia and Route Z Investments LLC, permitting the subject 17.68-acre parcel, located at 8910 I-70 Drive Southeast, to connect to the City's sanitary sewer system.