



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 6, 2025

Re: 1591 East Prathersville Road Annexation - Public Hearing (Case #45-2025)

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 7.71 acres of land located northwest of the intersection of East Prathersville Road and Highway 763. The site includes the address 1591 East Prathersville Road. The subject site is currently zoned Boone County M-LP (Manufacturing, Planned), and the applicant seeks City IG (Industrial) as permanent city zoning, upon annexation, which is being considered concurrently with this request under separate cover (Case #25-2025).

## Discussion

Crockett Engineering (agent), on behalf of Club Car Wash Prathersville L.L.C. (owners), is seeking approval to have 7.71-acres annexed into the City of Columbia and have it assigned IG (Industrial) zoning as its permanent City zoning. The subject property is located around 1,000 feet east of the intersection of East Prathersville Road and Highway 763 and is addressed 1591 East Prathersville Road. The property is presently zoned County M-LP (Planned Manufacturing). The requested IG zoning is considered consistent with the site's current M-LP zoning. A concurrent request (Case #25-2025) seeking approval of the requested permanent zoning will appear on the Council's January 6, 2025 agenda under separate cover.

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 acreage has been triggered by a proposed modification to the existing Club Carwash Corporate Offices/Distribution Center that will result in a greater discharge of sanitary sewer flow than is presently being discharged.

Presently, the subject site is governed by a sanitary sewer connection agreement approved on April 19, 2004 (Ord. 018065) between the City of Columbia and the Boone County Regional Sewer District (BCRSD). Pursuant to Paragraph #12 of this agreement, if the flow of wastewater on any existing M-LP zoned property within the agreement boundaries increases by more than 10% from that property would be required to annex into the City's corporate limits. The proposed modifications to the existing Club Carwash facilities have been determined to exceed the 10% threshold. Furthermore, pursuant to the connection agreement the subject site would remain a customer of BCRSD following annexation and BCRSD would pay a fee, to the City, equivalent to 0.80 times what a customer located within the City and served by City sewer service would pay to continue to be served. Aside from the sewer connection agreement, the subject property is located within the



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Boone Electric Cooperative Service territory and is served by City of Columbia water service. These service providers will remain unchanged following annexation. There are no known capacity issues associated with the utility services to be provided on site. Furthermore, upon annexation, public safety services (police and fire) would be provided by the City of Columbia with mutual-aid being provided by the Boone County Sheriff's Office and Boone County Fire Protection District.

The Planning and Zoning Commission considered the permanent zoning (Case #25-2025) at their December 5, 2024 meeting and recommended approval of the requested IG zoning by a vote of 8-0. The permanent zoning case is being introduced at the January 6, 2025 Council meeting, under separate cover. The full Planning and Zoning Commission staff report, as well as meeting excerpts accompanies this item.

Public notice relating to the proposed permanent zoning was provided 15 days in advance (November 19, 2024) of the Commission's December 5 meeting via a published newspaper ad. Additionally, 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, were provided 15 days in advance of the Planning Commission's December 5 public hearing.

Locator maps, zoning exhibit, annexation petition & legal description, and sewer connection agreement (Ord. 018065) are attached for review.

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
12/16/2024	Set a public hearing relating to annexation of this site. (R220-24)

Suggested Council Action

Hold the public hearing as required by State Statute.