



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 7, 2025

Re: 4100 North Wyatt Lane Annexation - Public Hearing (Case #126-2025)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the voluntary annexation of 5.05 acres located approximately 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane. The site is addressed 4100 N Wyatt Lane and is presently zoned Boone County R-S (Single Family Residential) and is seeking permanent City R-2 (Two-Family Dwelling) zoning. A public hearing before the City Council is required, per State Statute, prior to final consideration of the proposed annexation and assignment of permanent zoning.

The Planning and Zoning Commission held a public hearing on the permanent zoning of the subject acreage on March 6, 2025 (Case #86-2025). A concurrent request to approve a 32-lot preliminary plat (Case # 87-2025) was also considered that depicted lots conforming to the "cottage" optional dimensional standards. Authorization to use "cottage" dimensional standards requires Board of Adjustment approval and cannot be consider prior to the subject acreage being zoned R-2 and being within the corporate limits. Approval of the preliminary plat would be presented for Council consideration following Board of Adjustment action on use of the "cottage" optional dimensional standards.

Discussion

A Civil Group (agent), on behalf of Adam Kopriva (owner), is seeking approval to have 5.05-acres annexed into the City of Columbia and have it assigned R-2 zoning as its permanent City zoning. The subject property is located approximately 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane. The property is presently zoned County R-S. A concurrent request (Case #86-2025) seeking approval of the site's permanent zoning will be introduced for Council consideration on April 7, 2025.

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 has been precipitated by the applicant's desire to obtain city sewer service in advance of developing a 32-lot single-family residential subdivision (Case # 87-2025) that would use the "cottage" dimensional standards. Per Policy Resolution 115-97A, the parcel is required to annex into the City to receive sanitary service, given the site is contiguous with the municipal limits. Furthermore, prior to approval to use the "cottage" dimensional standards authorization must be given by the Board of Adjustment. Pursuant to



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regulatory requirements, Board of Adjustment action cannot occur without first having the subject acreage annexed and permanently zoned R-2 district.

As a means of illustrating the applicant's development intent, the proposed 32-lot preliminary plat (attached) was submitted to the Planning and Zoning Commission for consideration at their March 6 meeting. The proposed plat will appear on a future Council pending the outcome of the Board of Adjustment's required regulatory review.

The subject property is located within the Boone Electric Cooperative Service territory and is served by City of Columbia water and sewer. 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.

Surrounding land uses are consistent with their provided zoning districts. The land to the west and the north remains in the county, and mostly consists of large lot, single family homes, or vacant parcels. Two lots north of this site is a manufactured home subdivision with 20 units. The Deer Ridge Subdivision borders the site to the south and east, is within the city's corporate limits, and was platted in 2000, 5 years after its annexation in 1995.

The requested R-2 zoning is considered consistent with the "Neighborhood District" designation for the property as shown within Columbia Imagined and would, if annexed and developed as "cottage" lots, support housing diversity goals and objectives of Columbia Imagined. The "Neighborhood District" designation does not distinguish between intended levels of development intensity or density, but rather is reflective of the land use "category" that is consistent with the existing use of the property or identified as being consistent with future development based on available infrastructure and compliance with other regulatory criteria.

Limited additional traffic impacts within the surrounding neighborhoods are anticipated given the proposed parcel will only being accessible from Wyatt Lane and will not connect to adjacent development. Wyatt Lane is classified on the CATSO Major Roadway Plan (MRP) as a major collector. As such, the potential for greater-than-usual levels of traffic resulting from the increased density of R-2 zoning is not anticipated to exacerbate any level of service issues on the street presently. Private residential driveways would not be permitted from Wyatt Lane.

The Planning and Zoning Commission considered the permanent zoning (Case #86-2025) and 32-lot preliminary plat at its March 6, 2025 meeting and recommended approval of the both the R-2 permanent zoning and preliminary plat, subject to Board of Adjustment authorization to use "cottage" standards, by a vote of 9-0. The permanent zoning case is scheduled to be introduced at the April 7, 2025 Council meeting, under separate cover and will include the full Planning and Zoning Commission staff report, as well as meeting excerpts. The proposed 32-lot preliminary plat will be introduced for Council consideration at a later



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date following Board of Adjustment action relating to authorization to use the "cottage" optional dimensional standards.

Public notice relating to the proposed permanent zoning was provided 15 days in advance (February 18, 2025) of the Commission's March 6 meeting via a published newspaper ad in the Columbia Tribune. 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 March 6 public hearing.

Locator maps, zoning exhibit, annexation petition & legal description, proposed preliminary plat, and public correspondence 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: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
03/17/25	Approved resolution setting a public hearing. (R27-25)

Suggested Council Action

Hold the required public hearing for the annexation of 5.05-acres addressed as 4100 North Wyatt Lane, as required by State Statute.