



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 4, 2023

Re: 3705 Gibbs Road Annexation – Set Public Hearing (Case # 13-2024)

Executive Summary

Approval would set December 18, 2023 as the public hearing date for the voluntary annexation of approximately 60.26 acres of land located north of Gibbs Road, as required per State Statute.

Discussion

A request by Crockett Engineering (agent), on behalf of the Roxie Grant Revocable Trust (owner), seeking annexation of a 60.26-acre parcel of land located at 3705 W. Gibbs Road. The parcel is currently zoned Boone County R-S (Single-Family Residential) and is contiguous to the Columbia corporate limits along its east side. The applicant seeks assignment of a mix of R-1 (One-Family), R-2 (Two-Family), and R-MF (Multi-Family) zoning as the site's permanent zoning upon annexation. The permanent zoning request is being reviewed under Case #247-2023 and was considered by the Planning Commission at its October 19, 2023 meeting.

The requested zoning would constitute an up-zoning, when compared to the existing R-S designation in the County. However; the proposed residential uses are consistent with the City's comprehensive plan, Columbia Imagined. The comprehensive plan designates the subject site as lying within the Neighborhood District, which is intended to support a broad mix of residential uses, as well as a limited number of service-type uses that support the needs of neighborhood residents.

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 parcel lies within the Urban Service Area as presented in Columbia Imagined and has access to an existing City sanitary sewer line onsite, at the northwest corner of the parcel. However; the portion of the parcel south of the proposed Gibbs Road extension lies in a separate watershed, which will require a sewer extension to the southeast, to an existing main on Barberry Ave or Zinnia Drive. There are no known sewer capacity issues in the region. Sufficient capacity exists to serve the subject parcel, and the subject parcel is not within a sewer connection agreement area. The expense associated with connection to the City's system will be borne fully by the applicant.

The property is located within the City's water territory; however, upgrade to water service may be required depending on the density of the final buildout of the parcel. Fire protection



City of Columbia

701 East Broadway, Columbia, Missouri 65201

would be provided by the City of Columbia with mutual-aid being provided by the Boone County Fire Protection District. The tract is within Boone Electric Cooperative's service territory.

The Planning and Zoning Commission considered the permanent zoning (Case # 247-2023) at its October 19, 2023 meeting. The permanent zoning case is scheduled to be introduced at the December 18, 2023 Council meeting, separately from the annexation request. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's October 19th 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 and annexation petition 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 and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for December 18, 2023.