



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2022

Re: Annexation of Horse Fair Lot 3 – Public Hearing (Case #74-2022)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 12.7-acres of land generally located on the north side of N. Oakland Gravel Road, northeast of the US 63 and Prathersville Road interchange.

Discussion

McKenzie Daly (owner) is seeking approval to permanently zone approximately 12.7-acres as City R-1 (One-family Dwelling) from County R-S (Single-family Residential). The property is located on the north side of N. Oakland Gravel Road, approximately 1/2 mile northeast of the US 63 and Prathersville Road interchange.

Per State Statute, a public hearing must be held prior to final action being taken on the annexation of the 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. Case #68-2021, the permanent zoning request, is being introduced concurrently on the March 7 agenda.

The parcel is presently vacant and zoned Boone County R-S (Single-family Residential) and is requesting to be permanently zoned City R-1 (One-family Dwelling). The requested zoning is considered equivalent to the existing County zoning. The request for annexation has been precipitated by the applicant's desire to build a single-family residence on the property that will be connected to the sanitary sewer line traversing the property. The subject acreage is contiguous to the City's corporate limits along its eastern and southern boundaries (across N. Oakland Gravel Road). The property is legal lot platted as part of a County subdivision known as 'Horse Fair' subdivision.

The subject site is within the Urban Service Area as presented in Columbia Imagined. An existing city-owned and maintained 24" sanitary sewer main, part of the Bear Creek Outfall line, traverses the southeast corner of the parcel. The site is within the City's water territory, but would require a water main extension to be served. Boone Electric provides electric service via a three-phase overhead line that runs along the southern and eastern frontages of the property.

The property has frontage on N. Oakland Gravel Road, a County-maintained roadway, classified as a Neighborhood Collector that is considered unimproved (no curb or gutters). Any work within the right-of-way will require a Boone County permit. Sidewalks do not exist along the street frontage and if annexed into the City would be required to be installed by



City of Columbia

701 East Broadway, Columbia, Missouri 65201

the owner unless waived pursuant to the granting of a design adjustment in accordance with the provisions of the Section 29-5.1 of the Unified Development Code. The applicant has requested a waiver of the requirement to building sidewalks along the parcels roadway frontage that is being introduced at the Council's March 7 meeting as Case #70-2022.

City services provided upon annexation would include sewer, solid waste, and police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. City fire protection services would be provided by City Station #4, located along Ballenger Lane approximately 3 miles south of the subject site. County fire protection services would be provided by County Station #5, located approximately 1.2-miles southwest of the site on Prathersville Road.

The Planning and Zoning Commission considered this request and the design adjustment to waive sidewalk construction at their February 10, 2022 meeting. Following the required public hearings, the Commission voted to approve both requests by a vote of (9-0). In a separate motion, the Commission directed staff to have the annexation and permanent zoning aspects of this proposal placed under the "Old Business" section of the Council's March 21 meeting. The Planning and Zoning Commission staff reports as well as meeting excerpts will accompany the introduction of the permanent zoning (Case #68-2022) and the design adjustment (Case # 70-2022).

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's February 10 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 surrounding zoning graphic 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: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, 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
2/21/2022	Set annexation public hearing. (R17-22)

Suggested Council Action

Hold the public hearing as required by State Statute requirements.