



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2025

Re: 3501 New Haven Road Annexation - Set Public Hearing (Case #226-2025)

Executive Summary

Approval of this resolution would set July 7, 2025 as the required public hearing date for the voluntary annexation of 36.65- acres of land located northwest of the intersection of Warren Drive and New Haven Road. The site includes the address 3501 New Haven Road and is presently improved with the Woodstock Mobile Home Park. The subject acreage is currently zoned Boone County R-M (Moderate Density Residential) and is seeking City RMH (Residential Manufactured Home) zoning as its permanent City zoning upon annexation. 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 acreage and consideration of an RMH Park Plan at its June 5, 2025 meeting.

Discussion

Luebbert Engineering (agent), on behalf of Woodstock MH, LLC (owners), is seeking approval to have 36.65-acres annexed into the City of Columbia and assigned RMH (Residential Manufactured Home) zoning as its permanent City zoning. Accompanying the permanent zoning of the acreage is a required RMH Park Plan that serves as the site's preliminary plat as well as regulating document for all future permissible improvements within the Park.

The subject property is located immediately to the northwest of the intersection of Warren Drive and New Haven Road and is addressed 3501 New Haven Road. The property is presently zoned County R-M (Moderate Density Residential). The existing Park pre-dates Boone County's 1985 zoning regulations and would be considered a legal non-conformity. The Park has been in operation since 1977 as currently constructed, shown on the attached RMH Park Plan.

The request for annexation and permanent zoning to the RMH district has been precipitated by the necessity to close two non-compliant on-site wastewater treatment facilities monitored by the Missouri Department of Natural Resources (DNR) and serving approximately one-half of the Park's 208 mobile home sites. The sites served by the non-compliant facilities are located generally within the northeast and eastern portions of the Park. The remaining half of the Park's mobile homes are presently connected to the city's sanitary sewer system which was authorized by a "bulk" sewer agreement established prior the adoption of Policy Resolution (PR) # 115-97A in August 1997.



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Given the proximity of existing public sewer and the fact that one half of the Park is already connected to city services, allowing the Park's owners to upgrade the existing non-compliant facilities is inconsistent with established City sewer policies. As such, the annexation request is deemed necessary to ensure continued regulatory compliance of the Park and its future operations.

The necessity to address the issue of the non-compliant sewer treatment facilities was first identified approximately 5-6 years ago when the Park was under different ownership and was conveyed as a necessity to the current Park ownership shortly following their acquisition of the Park in late 2023. In March 2024, the Council considered as part of Council Report 15-24, a request by the current Park owner to waive the annexation requirements. This waiver was not granted and the current request is consistent with the Council's action that the owners and staff work to prepare legislation facilitating annexation.

The requested RMH zoning is considered consistent with the site's current R-M zoning given mobile home parks/subdivisions are a permissible conditional use within that district. The city's RMH zoning district establishes regulatory criteria allowing either the common operation of a multi-lot mobile home park or creation of a mobile home subdivision. The current and proposed future operation of Woodstock Mobile Home Park is to be under a single, unified RMH Park Plan (attached) with no individual lots being sold to private mobile home unit owners. A concurrent request (Case #187-2025) seeks approval of the permanent RMH zoning and RMH Park Plan that will be introduced for Council consideration at its July 7, 2025 meeting.

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.

This site is not part of any sewer connection agreement or "territorial" agreement between the City of Columbia or the Boone County Regional Sewer District (BCRSD). If annexed, the acreage and existing lots/units within the Park would be subject to standard connection and recurring monthly sewer charges like any other resident receiving sewer service from the city. Approval of the annexation would permit the owners to connect the remaining approximately 104 lots/units located within the Park to the city's public sewer. This connection is supported by BCRSD and would further assure that existing DNR non-compliance is eliminated and public health is improved for not only the residents within the Park but for development surrounding the Park.

Sufficient existing public sewer mains are adjacent to the Park in its southwest corner that will accommodate the additional sanitary flows from the presently unconnected lots/units. The owner, upon annexation, will be required to make several internal improvements to support the conveyance of sewage to the existing connection point in the southwest corner of the Park which will include the installation of new private sewer lines and pump station facilities. Costs associated with these improvements will be borne by the developer.



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The Park is currently located in the Boone Electric Cooperative Service territory, is served by Public Water Supply District #9 (PWSD # 9), and is served by Boone County fire and police services. Upon annexation, electric service will remain with Boone Electric and the City of Columbia will assume fire and police services with mutual-aid provided by Boone County.

As a result of the annexation, a water main extension from an adjacent 16-inch waterline on the north side of New Haven Road will be required into the site to ensure adequate fire flows are maintained. Additionally, several fire hydrants will need to be installed. As a result of these service improvements, there have been on-going discussions with PWSD #9 and the City of Columbia Utilities Department - Water Division on the possible transfer of water services to the City. The extension of the new water line into the site creates this opportunity and adding the 208 lots/units to this new line would not result in negative impacts. Presently, the line serving the Park from PWSD #9 is a "radial" feed with limited service capacity which is the principal precipitating factor for the "fire line" extension.

The Planning and Zoning Commission considered the permanent zoning (Case #187-2025) at its June 5, 2025 meeting. The permanent zoning case is scheduled to be introduced at the July 7, 2025 Council meeting, under separate cover. 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 (May 20, 2025) of the Commission's June 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 June 5 public hearing.

Locator maps, proposed RMH Park Plan, and annexation petition & legal description 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.



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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
03/18/2024	Request to Waive Required Annexation. (REP15-24)

Suggested Council Action

Set July 7, 2025 as the required public hearing for the annexation of this site, which includes the address of 3501 New Haven Road, as required by State Statute.