



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2022

Re: Larkin Annexation Agreement (Case # 125-2022)

Executive Summary

Approval of this request will authorize the City Manager to enter into an annexation agreement with Larkin Construction, Inc. that would permit two existing lots containing a total of 0.7-acres of land to be connected to the City's sanitary sewer system in advance of development with two duplexes. The agreement establishes provisions for the future annexation of the acreage once the parcel becomes contiguous with the corporate boundary.

Discussion

The Law Firm of Haden & Colbert (applicant), on behalf of Larkin Construction, Inc. (owner), seeks approval of an annexation agreement involving two existing lots within the Scottsdale Subdivision Block II that contain a total of 0.7 acres of property. The subject lots are located southwest of the intersection of West Mesa Drive and South Casa Circle. The vacant property is zoned Boone County R-S (Single-family Residential) and was granted a Boone County conditional use permit to construct duplexes on each lot. Once contiguous with the corporate boundary and upon annexation, the applicant requests permanent City R-2 (Two-Family Dwelling) zoning.

The purpose of the annexation agreement is to permit the applicant the ability to connect the proposed duplexes to the City's sanitary sewer network. Pursuant to Policy Resolution 115-97A and due to the property not being contiguous to the city limits, the proposed annexation agreement is necessary. The subject property is located within the Urban Services Area (USA) boundary as depicted within Columbia Imagined.

The location of the subject parcel is not within a territorial agreement boundary. As such, the applicant would be subject the payment of applicable sewer connection fees and recurring monthly sewer fees in accordance with the rates set by the City Code. Such rates, per the adopted fee schedule, are 150% of those charged to a city sewer customers whose property were within the corporate limits.

Pursuant to the Future Land Use Map of Columbia Imagined the subject property is identified as being within a Neighborhood District. Neighborhood Districts are intended to accommodate a broad mix of residential uses and a limited number of nonresidential uses that provide services to neighborhood residents. The proposed future use of the property for residential purposes and future R-2 zoning is consistent with the Future Land Use Map designation.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

In addition to having access to City sewer, the site would also receive water and electric service from the City. Solid waste disposal, at this time, is provided from a private contractor. Public safety services are presently provided by Boone County. Upon annexation, police protection and trash collection would become the responsibility of the City and fire protection services would be provided by both the City of Columbia and the Boone County Fire Protection District.

Locator maps and the executed annexation agreement 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: Long-term impacts may include sanitary sewer connection point maintenance. Additional long-term impacts may include increased public safety, and trash collection; however, such impacts would only be realized upon formal annexation of the property and may or may not be off-set by user fees and increased property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|------|--------|
| N/A | N/A |

Suggested Council Action

Approve the annexation agreement and authorize the City Manager to execute it.