



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 16, 2024

Re: 1591 East Prathersville Road Annexation - Set Public Hearing (Case #45-2025)

Executive Summary

Approval of this resolution would set January 6, 2025 as the required public hearing date for the voluntary annexation of 7.71 acres of land located northeast of the intersection of East Prathersville Road and Highway 763. The site includes the address 1591 East Prathersville Road and is currently zoned Boone County M-LP (Planned Manufacturing). The applicant is seeking City IG (Industrial) 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 subject acreage on December 5, 2024.

Discussion

Crockett Engineering (agent), on behalf of Club Car Wash Prathersville L.L.C. (owners), is seeking approval to have 7.71-acres annexed into the City of Columbia and have it assigned IG (Industrial) zoning as its permanent City zoning. The subject property is located around 1,000 feet east of the intersection of East Prathersville Road and Highway 763 and is addressed 1591 East Prathersville Road. The property is presently zoned County M-LP (Planned Manufacturing). The requested IG zoning is considered consistent with the site's current M-LP zoning. A concurrent request (Case #25-2025) seeks approval of permanent zoning of the site will be introduced for Council consideration at its January 6, 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. The requested annexation of the subject acreage has been precipitated by a planned expansion of the existing Club Carwash Corporate Offices/Distribution Center that will result in greater discharge into the sanitary sewer system.

Presently, the subject site is governed by a sanitary sewer connection agreement approved on April 19, 2004 (Ord. 018065) between the City of Columbia and the Boone County Regional Sewer District (BCRSD). Pursuant to Paragraph #12 of this agreement, if the flow of wastewater on any existing M-LP zoned property were to increase by more than 10 per cent from that property would be required to annex into the City's corporate limits. The proposed modifications to the existing Club Carwash facilities have been determined to exceed the 10 per cent threshold. Furthermore, pursuant to the connection agreement, the subject site would remain a customer of BCRSD following annexation and BCRSD would pay a fee to the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

City equivalent to 0.80 times what a customer located within the City and served by a City sewer service would pay.

Aside from the sewer connection agreement, the subject property is located within the Boone Electric Cooperative Service territory and is served by City of Columbia water service. 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.

The Planning and Zoning Commission considered the permanent zoning (Case #25-2025) at its December 5, 2024 meeting. The permanent zoning case is scheduled to be introduced at the January 6, 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 (November 19, 2024) of the Commission's December 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 December 5 public hearing.

Locator maps, zoning exhibit, annexation petition & legal description, and sewer connection agreement (Ord. 018065) 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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
04/19/04	Approved sewer purchase and interconnection agreement (Ord. 018065)

Suggested Council Action

Set January 6, 2025 as the required public hearing for the annexation of this site, which includes the address of 1591 East Prathersville Road, as required by State Statute.