



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2022

Re: Setting a Public Hearing - Gerau Property Annexation (Case #28-2023)

Executive Summary

This request seeks to set December 5, 2022 as the date for the required public hearing on the voluntary annexation of approximately 9.80 acres of land in northeast Columbia. The site is located 640-feet east of the intersection of Wyatt Lane and E. Mexico Gravel Road.

Discussion

Crockett Engineering Consultants (agent), on behalf of The John E. Gerau Living Trust (owner), seeks approval to annex approximately 9.80 acres into the City's corporate limits. The site is located 640-feet east of the intersection of Wyatt Lane and E. Mexico Gravel Road and is contiguous to the City's municipal boundary along its northern property line, across Mexico Gravel Road.

The applicant seeks assignment of R-1 (One-family Dwelling) district zoning as the site's permanent zoning upon annexation which is being reviewed concurrently under Case #7-2023. Annexation is requested so that the acreage can be connected to the City's public sewer in accordance with Policy Resolution 115-97A and improved with a new residential dwelling. The applicant intends to plat the property, if annexed, to bestow "legal lot" status upon it thereby allowing permits for sewer construction and the future dwelling unit.

The subject property is surrounded by County R-S zoning to its east, south, and west. To the north and northwest, within the city limits, is property zoned R-1. At the subject site's northeast corner is a city parcel zoned A (Agriculture). The existing development pattern in the area south of Mexico Gravel consists of large-lot single-family development and agricultural uses within the County. Property located within the city limits consist of single-family homesites containing between 12,000-15,000 square feet. The site is designated as being located within a Neighborhood District on the City's Future Land Use Map. Such designation supports all types of residential uses and residential zoning categories.

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 on the annexation request and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The subject site is within the Urban Service Area and has access to City sewer immediately to the north within the Mexico Gravel Road right of way. There are no known sewer capacity issues and the property 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 and the



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property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service.

The subject property is located within the City's water and electric service territories. Fire protection would be provided jointly by the City of Columbia and the Boone County Fire Protection District upon annexation.

The Planning and Zoning Commission considered the permanent zoning (Case # 7-2023) at its November 10, 2022 meeting. Case # 7-2023 will be introduced at the December 5, 2022 Council meeting under separate cover. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the introduction.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's November 10th 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 Infrastructure, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Infrastructure

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for December 5, 2022.