



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 3, 2023

Re: 3901 N. Highway PP Annexation - Set Public Hearing (Case # 131-2023)

## Executive Summary

Approval would set April 17, 2023 as the public hearing date for the voluntary annexation of approximately 16.56 acres of land located on the west side of Highway PP, north of Mexico Gravel Road, as required per State Statute.

## Discussion

A request by Simon & Struempf Engineering (agent), on behalf of JR2 Development, LLC and Patterson Property Management (owners), seeking annexation of two tracts of land adjacent to the approved Fox Creek Subdivision. The subject parcels contain a total of 16.56 acres, with the Patterson Tract (4.6-acres) located north of Fox Creek and the JR2 Development Tract (11.96-acres) located south of Fox Creek.

The parcels are currently zoned Boone County A-2 (Agriculture) and contiguous to the existing Fox Creek Subdivision along its northern and southern boundaries. The applicant seeks assignment of R-1 (One-family Dwelling) zoning as the site's permanent zoning upon annexation. The permanent zoning request is being reviewed under Case #97-2023. A revised preliminary plat that includes the undeveloped portion of the Fox Creek subdivision and the proposed 16.52 acres to be annexed and permanently zoned is presently being reviewed under Case #94-2023. This revised preliminary plat would contain 85 single-family and 4 common lots. The revision would add 50 lots to the Fox Creek subdivision. Planning and Zoning Commission considered both items at its March 9, 2023 meeting.

The requested R-1 zoning is generally consistent with the existing Boone County A-2 (Agriculture) zoning and the surrounding development pattern in both the City and County. The site is generally surrounded by County A-2 to the north and south, and City R-1 in the existing Fox Creek Subdivision and development to the west. The site is designated as "Neighborhood" on the City's Future Land Use Map, which is consistent with 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 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 subject parcels are within the Urban Service Area as presented in Columbia Imagined and have access to an existing City sanitary sewer line onsite, a sewer lift station was constructed in the first phase of Fox Creek. There are known regional sewer capacity issues in the area, but sufficient capacity to serve the subject parcels does exist. The subject parcels



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are not within a sewer connection agreement area; therefore, the expense associated with connection to the city's system will be borne fully by the applicant. Lots created upon the annexed property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service. The property is located within the City's water and electric service territories. Fire protection would be provided by the City of Columbia with mutual-aid being provided by the Boone County Fire Protection District.

The Planning and Zoning Commission considered both the permanent zoning (Case # 97-2023) and the proposed 84-lot preliminary plat revision (Case #94-2023) at its March 9, 2023 meeting. These cases are to be introduced at the April 17, 2023 Council meeting under separate cover. The full Planning and Zoning Commission staff reports as well as meeting excerpts will accompany the introduction of both cases.

Public notice relating to the proposed permanent zoning and preliminary plat were provided 15 days in advance of the Commission's March 9th 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: 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
N/A	N/A

## Suggested Council Action

Set the date of the required annexation public hearing for April 17, 2023.