



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2024

Re: 1301 S. Olivet Road Annexation – Set Public Hearing (Case # 100-2024)

Executive Summary

Approval of this resolution would set March 4, 2024 as the required public hearing date for the voluntary annexation of approximately 67.59 acres of land located northwest of the intersection of Olivet and Turner Farm Roads. The subject property is presently zoned Boone County A-1 (Agriculture) and seeks City R-1 (One-family Dwelling) and R-2 (Two-family Dwelling) zoning upon annexation. The requested public hearing is required per State Statute prior to final consideration of the requested annexation and permanent zoning on the site into the City's corporate limits.

Discussion

A request by A Civil Group (agent), on behalf of Marilyn E. Brown (owner), seeking annexation of a 67.59-acre parcel of land located at 1301 Olivet Road. The parcel is currently zoned Boone County A-1 (Agriculture) and is contiguous to the Columbia corporate limits along its west side. The applicant seeks assignment of R-1 (one-Family Dwelling) zoning on the west 37.59 acres of the tract and R-2 (Two-family Dwelling) zoning on the east 30 acres of the tract as the its permanent zoning upon annexation. The permanent zoning request was reviewed under Case #54-2024 and was scheduled to be considered by the Planning & Zoning Commission at its February 8, 2024 meeting.

The requested zoning would constitute an "up-zoning," when compared to the existing A-1 designation in the County. The proposed residential uses are consistent with the City's comprehensive plan, *Columbia Imagined*. The comprehensive plan designates the subject site as lying within the Neighborhood District, which is intended to support a *broad mix of residential uses*, as well as a limited number of service-type uses that support the needs of neighborhood residents.

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 parcel lies within the Urban Service Area as presented in *Columbia Imagined* and has access to City sanitary sewer service although a sewer main extension will be required to serve the parcel. A city-owned sewer main exists just west of the subject parcel on Shallow Ridge Court, providing a connection point. City staff has reviewed the proposal and there are no known sewer capacity issues in the region. Sufficient capacity exists to serve the subject parcel, and the subject parcel is not within a sewer connection agreement



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area. The expense associated with connection to the City's system will be borne fully by the applicant. Future connections to the extended main would be required to pay established connection fees and recurring monthly fees that are based usage like other similar developed properties within the city's corporate limits.

The property is served by Public Water Service District #9 and Boone Electric Cooperative. Upgrades to those services may be required depending on the final development density on the parcel, and would also be completed at the expense of the developer. Fire protection would be provided by the City of Columbia upon annexation, with mutual-aid being provided by the Boone County Fire Protection District. Olivet is a Boone County maintained road.

The Planning and Zoning Commission considered the permanent zoning (Case # 54-2024) at its February 8, 2024 meeting. The permanent zoning case is scheduled to be introduced at the March 4, 2024 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.

It should be noted that a protest petition has been submitted with respect to this request's permanent zoning. The petition has been verified as meeting the requirements of Section 29-6.4(n)(1)(ii)(E) of the UDC. As such, approval of the permanent zoning for the subject property will require an affirmative vote of two-thirds (2/3) of the seated and not disqualified members of Council in office at that the time final action on the permanent zoning is taken.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's February 8th 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, and zoning exhibit 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 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 and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for March 4, 2024.