



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 5, 2022

Re: Gerau Property Annexation- Permanent Zoning (Case #7-2023)

Executive Summary

Approval of this request will assign R-1 (One-Family Dwelling) district zoning to a 9.80-acre parcel located 640-feet east of the intersection of Wyatt Lane and E. Mexico Gravel Road. A concurrent annexation public hearing (Case # 28-2023) is being heard on the Council's December 5, 2022 agenda as a separate business item.

Discussion

Crockett Engineering Consultants (agent), on behalf of The John E. Gerau Living Trust (owner), seeks assignment of R-1 zoning, following annexation, on 9.80 acres located 640-feet east of the intersection of Wyatt Lane and E. Mexico Gravel Road. The subject tract is contiguous to the City's municipal boundary along its northern property line, across Mexico Gravel Road. The public hearing for the annexation of the subject property is being held concurrently on December 5th, under Case #28-2023.

The applicant seeks annexation 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.

Contextual zoning, both in the City and the County, is generally single-family in nature with, R-1 (City) and R-S (County) zoning surrounding the subject tract. At the subject site's northeast corner is a city parcel zoned A (Agriculture). The subject property is designated within the Neighborhood District on the City's Future Land Use Map which supports all types of residential uses and residential zoning categories. 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 subject site lies 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 property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service.

The Planning and Zoning Commission considered the permanent zoning request at its November 10, 2022 meeting. Staff presented their report and the applicant's representative gave a brief overview of the request. No one from the public spoke during the public



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hearing. The Commission moved to approve the requested permanent zoning which passed unanimously (8-0).

The Commission further made a motion (approved 8-0) to have this request placed on “Old Business” when forwarded to Council for its consideration. The Commission cited the fact that their evaluation was limited to the issue of permanent zoning only. Commissioner’s stated having the permanent zoning under “Old Business” would allow Council and the public greater opportunity to discuss the annexation and permanent zoning than if the items were combined into a single request appearing under the “Consent Agenda” for final approval.

Pursuant to the provisions of the UDC and statutory requirements pertaining to the zoning/rezoning of land, this request was publicly advertised 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 1,000’, respectively.

The Planning and Zoning Commission staff report, locator maps, and meeting minutes 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

Approve the requested R-1 (One-family Dwelling) zoning as permanent zoning, upon annexation, as recommended by the Planning and Zoning Commission.