



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 17, 2023

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

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 16.56 acres of land located on the west side of Highway PP, north of Mexico Gravel Road.

Discussion

Simon & Struempff Engineering (agent), on behalf of JR2 Development, LLC and Patterson Property Management(owners), seeks 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 was 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 was reviewed under Case #94-2023. The 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 their 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 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 District" on the City's Future Land Use Map, which is consistent with the proposed R-1 zoning.

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 are not within a sewer connection agreement area; therefore, the expense associated with



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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 revised preliminary plat (Case #94-2023) at their March 9, 2023 meeting. Staff provided its report indicating that the proposed permanent zoning was consistent with the surrounding land use context and zoning. The applicant's agent provided an overview of the request. No one from the public spoke regarding the permanent zoning.

Following limited additional discussion, the Commission recommended approval (6-0) of the assignment of R-1 zoning as the site's permanent zoning, subject to annexation. The Commission indicated that its recommendation was limited to the issue of permanent zoning only and that the issue of annexation was a Council policy decision. In a separate motion, the Commission approved (5-1) the revised preliminary plat for Fox Creek and an associated design adjustment. The staff reports and minutes associated with these actions will be shown as separate business items on the Council's April 17 agenda.

Public notice relating to the proposed permanent zoning was 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 the annexation petitions 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 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



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Legislative History

Date	Action
4/3/23	Set a public hearing (April 17, 2023) for the proposed annexation. (R50-23)

Suggested Council Action

Hold the required annexation public hearing.