



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 4, 2024

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

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 67.59 acres of land located on the west side of Olivet Road at Turner Farm Road.

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 being reviewed under Case #54-2024 by the Planning Commission at its February 8, 2024 meeting. Case # 54-2024 appears under separate cover on the Council's March 4 agenda.

The proposed residential uses are consistent with the City's comprehensive plan, which designates the subject site as lying within the Neighborhood District. This district is intended to support a broad mix of residential uses, as well as a limited number of services that support the needs of neighborhood residents. The subject site lies within the Urban Service Area; however, a sewer main extension will be required to serve the property from the neighboring parcel to the west, within the Old Hawthorne development. There are no known capacity issues with adjoining public infrastructure and the property is not subject to a sewer connection agreement. The expense of the sewer extension will be fully borne by the developer, and future connections for the developed properties would be assessed standard city connection and recurring monthly fees.

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.

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. As noted, this parcel is identified as



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being within the Neighborhood District of the City's 2013 adopted comprehensive plan. Additionally, the subject site is located within the eastern fringe of the 2010 East Area Plan and identified as being suitable for "residential" uses.

Based upon the Future Land Use Map of the East Area Plan, Olivet Road south of Richland Road and generally following the ridgeline separating the Grindstone Creek and Gans Creek watersheds was intended to be the demarcation point between urban and rural development. The requested annexation would represent one of the most eastern parcels annexed into the city's corporate limits if approved. Annexation agreements exist on parcels further to the east of the subject site along the Richland Road corridor. Per these agreements, the parcels would be obligated to annex into the City once the municipal boundary was adjacent.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's February 8th, 2024 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.

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.

Locator maps, zoning exhibit, annexation petition, and permanent zoning protest petition and verification map are attached.

Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant. Depending on construction completion, additional costs may be incurred for maintenance of newly installed infrastructure and increased public safety and service provision (i.e. trash collection). Incurred costs are dependent on subdivision development.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Not Applicable, 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
02/19/2024	Set public hearing on annexation. (R32-24)

Suggested Council Action

Hold the required annexation public hearing as required by State Statute.