



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 - Public Hearing (Case #28-2023)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 9.80 acres of land located south of Mexico Gravel Road, 640 feet east of Wyatt Lane.

Discussion

Crockett Engineering Consultants (agent), on behalf of The John E. Gerau Living Trust (owner), seeks approval to annex approximately 9.80 acres into the City's corporate limits. The site is located 640-feet east of the intersection of Wyatt Lane and E. Mexico Gravel Road and is contiguous to the City's municipal boundary along its northern property line, across Mexico Gravel Road.

The applicant seeks assignment of R-1 (One-family Dwelling) district zoning as the site's permanent zoning upon annexation which is being reviewed concurrently under Case #7-2023. Annexation is sought 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.

The subject property is surrounded by County R-S zoning to its east, south, and west. To the north and northwest, within the city limits, is property zoned R-1. At the subject site's northeast corner is a city parcel zoned A (Agriculture). The existing development pattern in the area south of Mexico Gravel consists of large-lot single-family development and agricultural uses within the County. Property located within the city limits consist of more traditional single-family home sites containing between 12,000-15,000 square feet. The site lies within a Neighborhood District on the City's Future Land Use Map. Such designation supports all types of residential uses and 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 and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to an existing City sanitary sewer line onsite. There are no known sewer capacity issues. The subject property is not within a sewer connection agreement area and the expense associated with connection to the city's system will be borne fully by the applicant. The subject property will be required to pay standard connection and monthly service



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charges as a condition of being provided sanitary service. 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 following annexation, if approved.

The Planning Commission considered the permanent zoning of the subject site at its November 10, 2022 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 other member of the public spoke regarding the permanent zoning or proposed annexation.

Following limited additional discussion, the Commission recommended approval of the assignment of R-1 zoning as the site's permanent zoning (8-0), subject to annexation. The Commission further made a motion (approved 8-0) to have the permanent zoning 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.

Public notice relating to the proposed permanent zoning was provided 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 1000', respectively.

Locator maps and annexation petition are attached for review. The full Planning Commission staff report and meeting minutes excerpts will be provided under separate cover with Case #07-2023 on the December 5, 2022 Council agenda.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the applicant.

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.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Inclusive Community, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/21/22	Set a public hearing for December 5, 2022. (Res. 181-22)

Suggested Council Action

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