

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: (C)

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2014

Re: 14-54 1339 Prathersville Rd - Annexation

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps

Executive Summary

A request by T.K. Livingston (contract purchaser) to annex 2.0 acres into the City of Columbia and assign C-3 (General Business District) as permanent City zoning. The subject site is located on the north side of Prathersville Rd, approximately 400 feet east of St Hwy 763. (Case #14-54)

Discussion

The applicant is requesting the annexation of 2.0 acres into the City of Columbia municipal area and a permanent zoning of C-3 (General Business District). The subject property is contiguous with property currently within the City's municipal boundary to the south and across the Prathersville Road right of way.

The site is improved with multiple buildings that are utilized by Same Day Affordable Service, an HVAC company, and a U-Haul vehicle rental business. Pacific Gas also leases a portion of the property and has a facility on the south end of the lot. The County zoning is R-M (Moderate Density Residential), however, the property is currently utilized with commercial uses. The County zoning to the west is C-G (General Commercial) and to the east is M-LP (Planned Industrial).

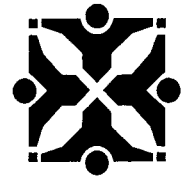
Currently the site has an on-site lagoon, and the applicant has indicated that connection to the City sanitary system will be sought upon annexation. The property receives water from the City of Columbia, electricity from Boone County Electric Cooperative, and fire protection from the Boone County Fire Protection District. Upon annexation the property would be served by the Columbia Fire Department per the territorial agreement. The property is located within the urban service area as indicated in Columbia Imagined and on the attached locator maps.

The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its May 8, 2014 meeting.

Locator maps are attached.

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Fiscal Impact

Short-Term Impact: As an already developed property, Columbia will gain taxes and fees for service as a result of the annexation. Costs cannot be estimated as the demands on public services of a single commercial property cannot be predicted. The City will not be responsible for any additional public infrastructure as a result of this annexation.

Long-Term Impact: In the event additional properties along Prathersville Road are considered for annexation, the costs of roadway maintenance (Prathersville Road is County jurisdiction) and possibly additional infrastructure investments may be weighed against the benefits of additional revenues. No additional requests for annexation on the Prathersville Road corridor are under review at this time.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

If Council finds the request for annexation reasonable and necessary to proper development of the city, a resolution should be passed setting a public hearing and introduction of an ordinance for May 19, 2014.

Legislative History

None.

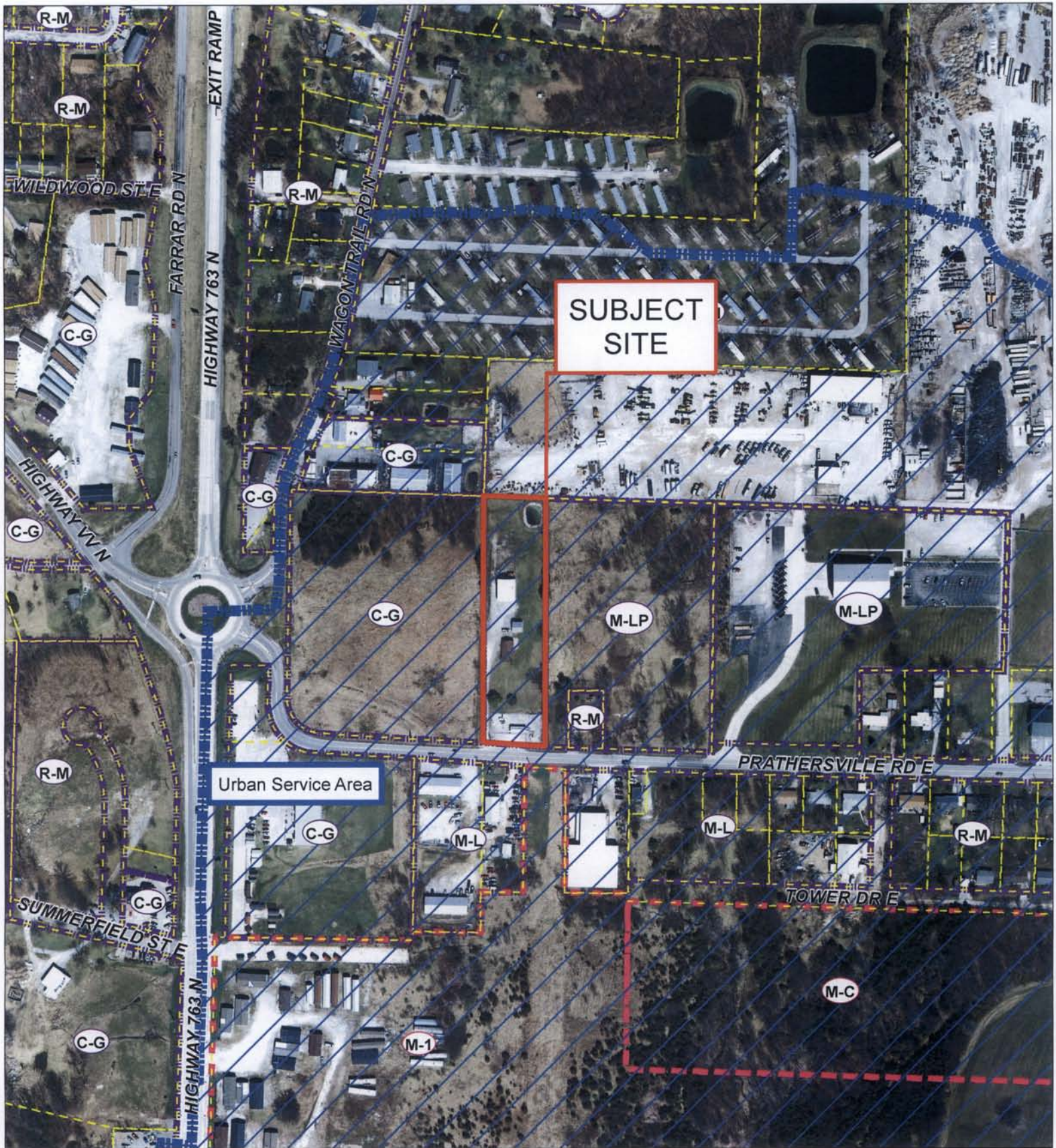

Department Approved


City Manager Approved



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

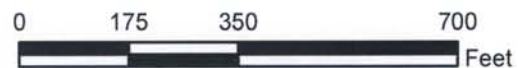
Maps



14-54: 1339 Prathersville Road Annexation & Zoning



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department





14-54: 1339 Prathersville Road Annexation & Zoning



Introduced by _____ Council Bill No. R 81-14

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the north side of Prathersville Road and east of State Highway 763 (1339 Prathersville Road).

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. A verified petition requesting the annexation of certain lands owned by T & J Investments, LLC was filed with the City on March 26, 2014. A copy of this petition, which contains the description of the property, marked "Exhibit A," is attached to and made a part of this resolution.

SECTION 2. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on May 19, 2014 at 7:00 p.m. in the City Council Chamber of the City Hall Building, 701 E. Broadway, in the City of Columbia, Missouri.

SECTION 3. The City Clerk shall cause notice of this hearing to be published at least seven days before the hearing in a newspaper published in the City.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

T & J Investments, LLC, a Missouri Limited Liability Company, hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, state(s) the following:

1. T & J Investments, LLC, is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

A tract of land located in the Northwest Quarter (NW 1/4) of Section Nineteen (19), Township Forty-nine (49) North, Range Twelve (12) West, Boone County, Missouri being that tract described by a survey recorded in Book 1375, Page 179 of the Boone County records.
2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. T & J Investments, LLC, requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioners request that the property be zoned C-3 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioners reserve the right to withdraw this petition requesting annexation.

Dated this 26 day of MARCH, 2014.

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

VERIFICATION

The undersigned, Jerry Jones, member of T& J Investments, LLC, being of lawful age and after being duly sworn state and verify that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief


Jerry Jones

Subscribed and sworn to before me this 26th day of March, 2014.
Date


Notary Public

My commission expires: 01/5/14
Day/Month/Year

(Affix/emboss Notary Seal)

GAIL STORIE
Notary Public-Notary Seal
STATE OF MISSOURI
Montgomery County
My Commission Expires: May 1, 2015
Commission #11522052