

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 138-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2014

Re: Mangold - Voluntary Annexation (Case 14-135)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Annexation Petition

Supporting documentation includes: Maps

Executive Summary

A request by Tammy Mangold (owner) to annex approximately 2.1 acres of land into the City of Columbia, and to assign R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located approximately 800 feet west of Thompson Road, and is addressed 4097 Thompson Road. (Case #14-135)

Discussion

This request is to set a public hearing on the proposed annexation of a 2.1-acre parcel into the city so it may have access to the City's sewer system. The site is contiguous with the city limits, and the applicant is requesting R-1 (One-Family Dwelling District) zoning, which is consistent with the property's current Boone County R-S (Single-Family Residential) zoning designation.

The site is developed with a single-family home, which relies on an on-site septic tank for waste water treatment. Water and sanitary sewer service will be provided by the City of Columbia. Boone Electric Cooperative supplies electricity to the property. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation.

The subject site is contained within the City Comprehensive Plan's Urban Service Area. The property is surrounded by existing R-1 zoned single-family residential subdivisions.

The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its August 21, 2014 meeting.

Locator maps 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 developer.

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Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts will be offset by increased user fees and property tax collections.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management

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 September 2, 2014.

Legislative History

None.



Department Approved



City Manager Approved

Introduced by _____ Council Bill No. R 138-14

A RESOLUTION

setting a public hearing on the voluntary annexation of property located approximately 800 feet west of Thompson Road (4097 Thompson 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 solely by Tammy Mangold was filed with the City on July 11, 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 September 2, 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

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH
THIS AGENDA ITEM ARE AS FOLLOWS:

Maps



SUBJECT SITE

14-135: Mangold 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

-  City of Columbia Zoning
-  Boone County Zoning
-  100-Year Flood Plain
-  Parcels
-  City of Columbia Corporate Limit





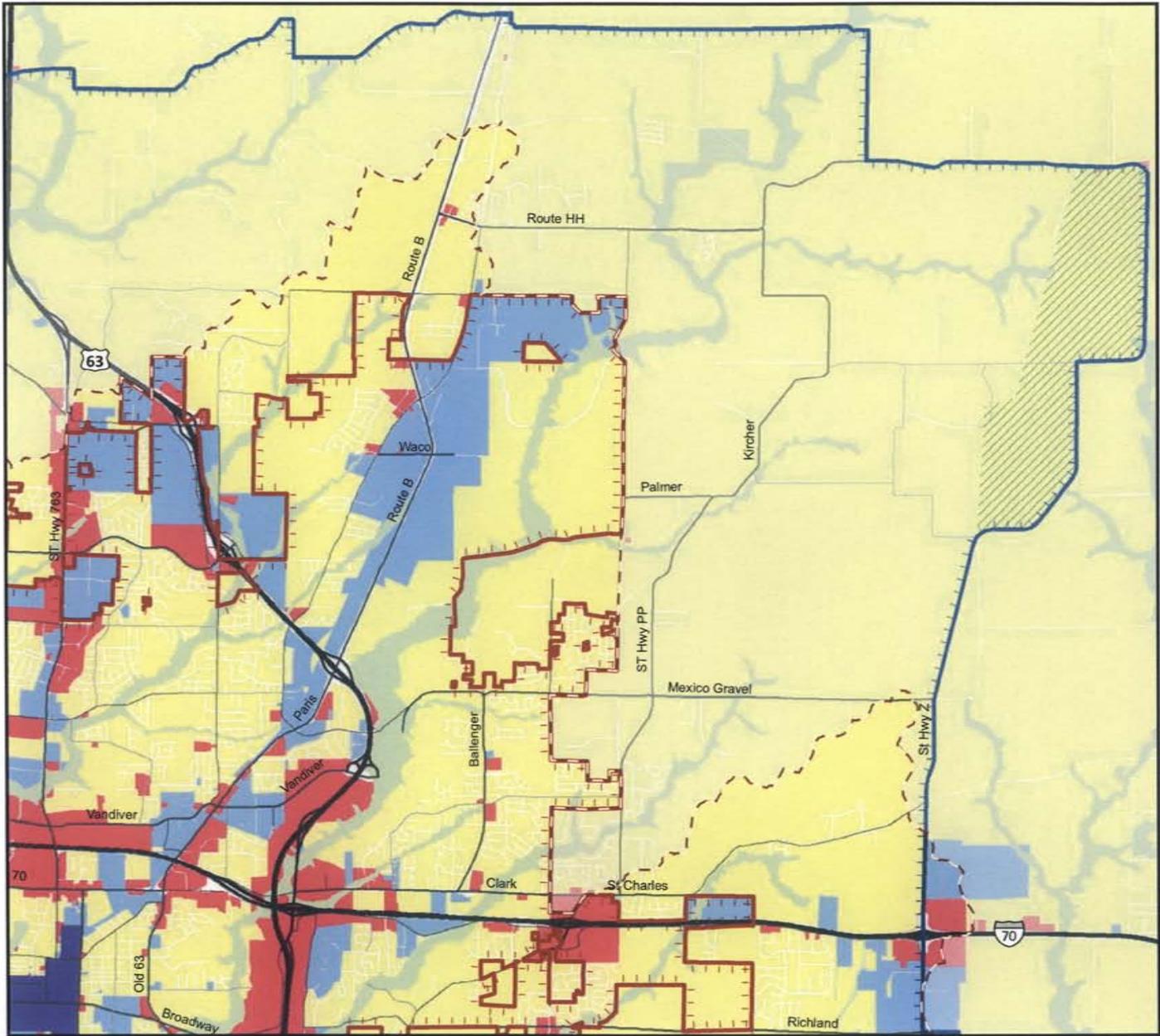
14-135: Mangold Annexation & Zoning



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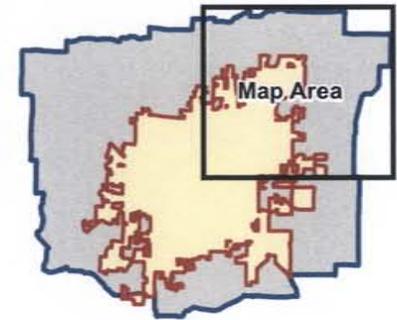
-  City of Columbia Zoning
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Future Land Use

- Neighborhood District
- Commercial District
- Employment District
- City Center
- Open Space/Greenbelt
- Sensitive Areas
- City Limits
- Urban Service Area
- CATSO Metro Boundary



City of Columbia - Community Development
EDD 5/17/2013

Map 5-3: Future Land Use - Northeast Quadrant
Source: City of Columbia