



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 21, 2016

Re: Durnil/Ouk – Annexation and Permanent Zoning (Case #16-54)

Executive Summary

Approval of this ordinance would result in the annexation of two single-family lots into the City of Columbia and apply R-1 (One-Family Dwelling District) zoning to the properties. The subject site contains 3.92 acres of land located on the southwest corner of Wyatt Lane and E Wilson Turner Road.

Discussion

This request is to incorporate land into the City's jurisdiction and establish R-1 (One-Family Dwelling District) as permanent City zoning, which is consistent with the properties' current Boone County R-S (Single-Family Residential) zoning designation. The site is contiguous with the city limits and contained within the Comprehensive Plan's Urban Service Area. The applicants are requesting annexation so that they may connect to the City's sewer system.

Council Resolution R22-16 was adopted on March 7th, setting a public hearing on March 21st for this voluntary annexation request.

The property owners will install a new sewer 3-inch force main along their Wyatt Lane frontage which will connect to an existing 8-inch gravity sewer on the east side of Wyatt Lane. The installation of the new force main will cross underneath Wyatt Lane to make the connection to the existing 8-inch gravity sewer.

Water, electric and sanitary sewer service will be provided by the City of Columbia. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Wyatt Lane is maintained by the City of Columbia in this location and is shown in the FY 2016 CIP (10+ year project) for improvement at its intersection with Wilson Turner Road. Wilson Turner Road is a county maintained roadway which is not be accepted for City maintenance if this property were annexed into the City.

At its February 18, 2016, meeting the Planning and Zoning Commission unanimously (8-0) recommended approval of R-1 as permanent City zoning. There was no Commission discussion or public input received regarding this matter.

A copy of the February 18, 2016 Planning Commission staff report (including locator maps) and excerpts from the meeting minutes are attached.



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Fiscal Impact

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

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

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
03/07/2016	Council adopted R22-16, setting an annexation public hearing.
02/18/2016	Planning and Zoning Commission public hearing – Unanimous vote (8-0) to approve R-1.

Suggested Council Action

Approve R-1 (One-Family Dwelling District) as permanent zoning on the subject site as recommended by the Planning and Zoning Commission.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____ B 62-16

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the southwest corner of Wyatt Lane and Wilson Turner Road; directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council hereby finds that verified petitions were filed with the City on February 22, 2016, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petitions were signed by Gary and Julie Durnil and Richard Ouk, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on March 21, 2016. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.____ **[number to be assigned by the City Clerk]** of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.____ **[number to be assigned by the City Clerk]**. April, 2016 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

Lot 1, WYATT LANE ACRES, BLOCK 2

LOT ONE (1) OF WYATT LANE ACRES, BLOCK 2 AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 22, PAGE 47, RECORDS OF BOONE, COUNTY, MISSOURI.

Lot 2, WYATT LANE ACRES, BLOCK 2

LOT TWO (2) OF WYATT LANE ACRES, BLOCK 2 AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 22, PAGE 47, RECORDS OF BOONE, COUNTY, MISSOURI.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Third Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District R-1 (One-family Dwelling District).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 18, 2016

SUMMARY

A request by Gary and Julie Durnil and Richard Ouk (property owners) to annex approximately 3.92 acres into the city and have R-1 (One-Family Dwelling District) zoning assigned to the property as its City zoning. The subject properties are located on the southwest corner of Wyatt Lane and E Wilson Turner Road, and addressed 5380 E Wilson Turner Road (Durnil parcel) and unaddressed (Ouk parcel).

DISCUSSION

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning pending annexation of the subject property on April 4, 2016. The proposed zoning is equivalent to the site's existing Boone County R-S (Single-family Residential) zoning designation, and is consistent with both the current use of the land as well as the single-family use and zoning of the surrounding properties.

The Durnil property is currently served by a failing septic tank, and the applicants are petitioning for voluntary annexation into the city so that they may connect to the City's sewer system. The Durnil parcel is developed with a single-family home. The Ouk parcel is undeveloped. No additional development or redevelopment of either property is planned at this time. Both properties are located within the City's Urban Service Area.

RECOMMENDATION

Staff recommends approval of R-1 as permanent City zoning pending annexation

ATTACHMENTS

- Locator maps

SITE HISTORY

Annexation Date	Pending annexation on April 4, 2016
Existing Zoning District(s)	County R-S (Single-family Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lots 1 & 2, Wyatt Lane Acres Block 2

SITE CHARACTERISTICS

Area (acres)	3.92 acres
Topography	40-foot decline from north to south
Vegetation/Landscaping	Mix of grass and trees
Watershed/Drainage	Hinkson Creek
Existing structures	One single-family home

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	Boone County R-S	Single-family
South	City R-1	Single-family
East	R-1	Single-family
West	R-1	Single-family

UTILITIES & SERVICES

Sanitary Sewer	City sewer service
Water	City
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	City

ACCESS

Wyatt Lane	
Location	East side of site
Major Roadway Plan	Major collector
CIP Projects	10+ year: Wyatt Lane street maintenance, and intersection improvements at Wyatt Lane & Thompson Road

Wilson Turner Road	
Location	North side of site
Major Roadway Plan	Local residential street
CIP Projects	None

PARKS & RECREATION

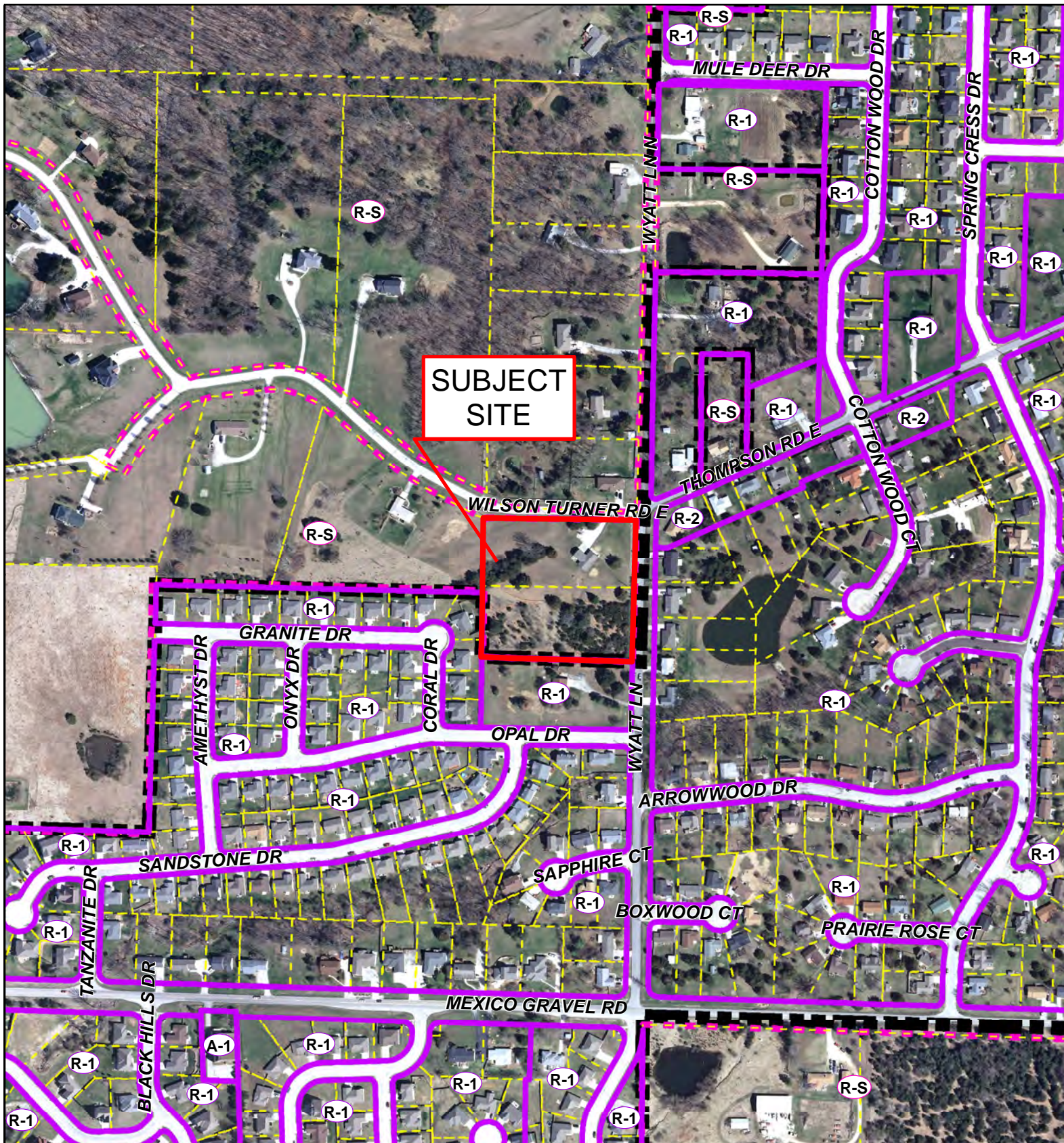
Neighborhood Parks	Indian Hills Park is approximately $\frac{2}{3}$ mile south. Site is in a Secondary Priority Park Acquisition Service Area
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	Waytt Lane is designated as a key bike/pedestrian corridor. Complete street standards, including bike lanes and sidewalks, should be included upon reconstruction.

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on January 26, 2016.

Public Information Meeting Recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s) Notified	Deer Ridge; Garden City
Correspondence Received	None as of this writing

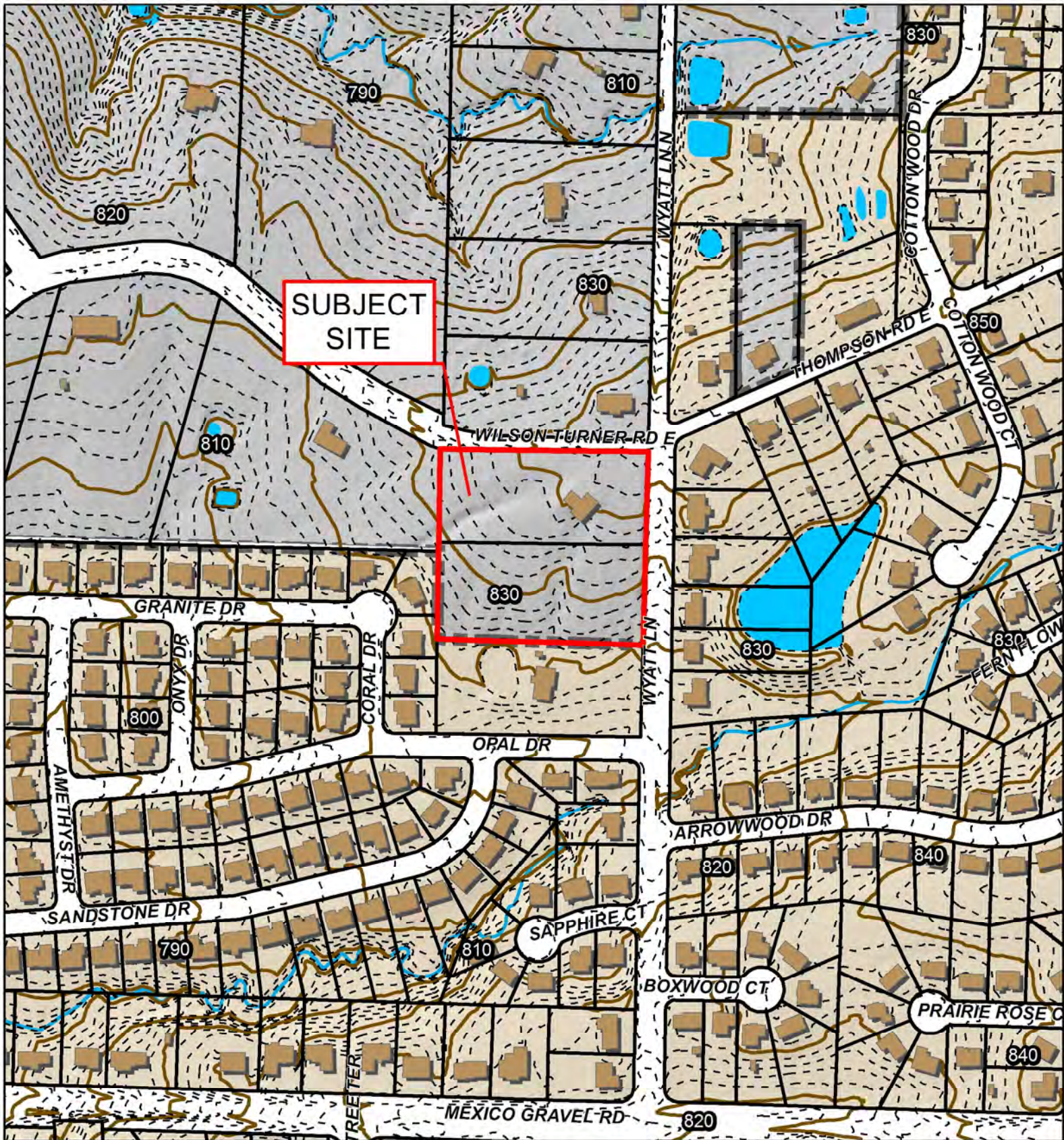
Report prepared by Steve MacIntyre; approved by Patrick Zenner



Case #16-54: Durnil/Ouk Annexation & Permanent Zoning

City of Columbia Zoning
 Boone County Zoning
 Parcels



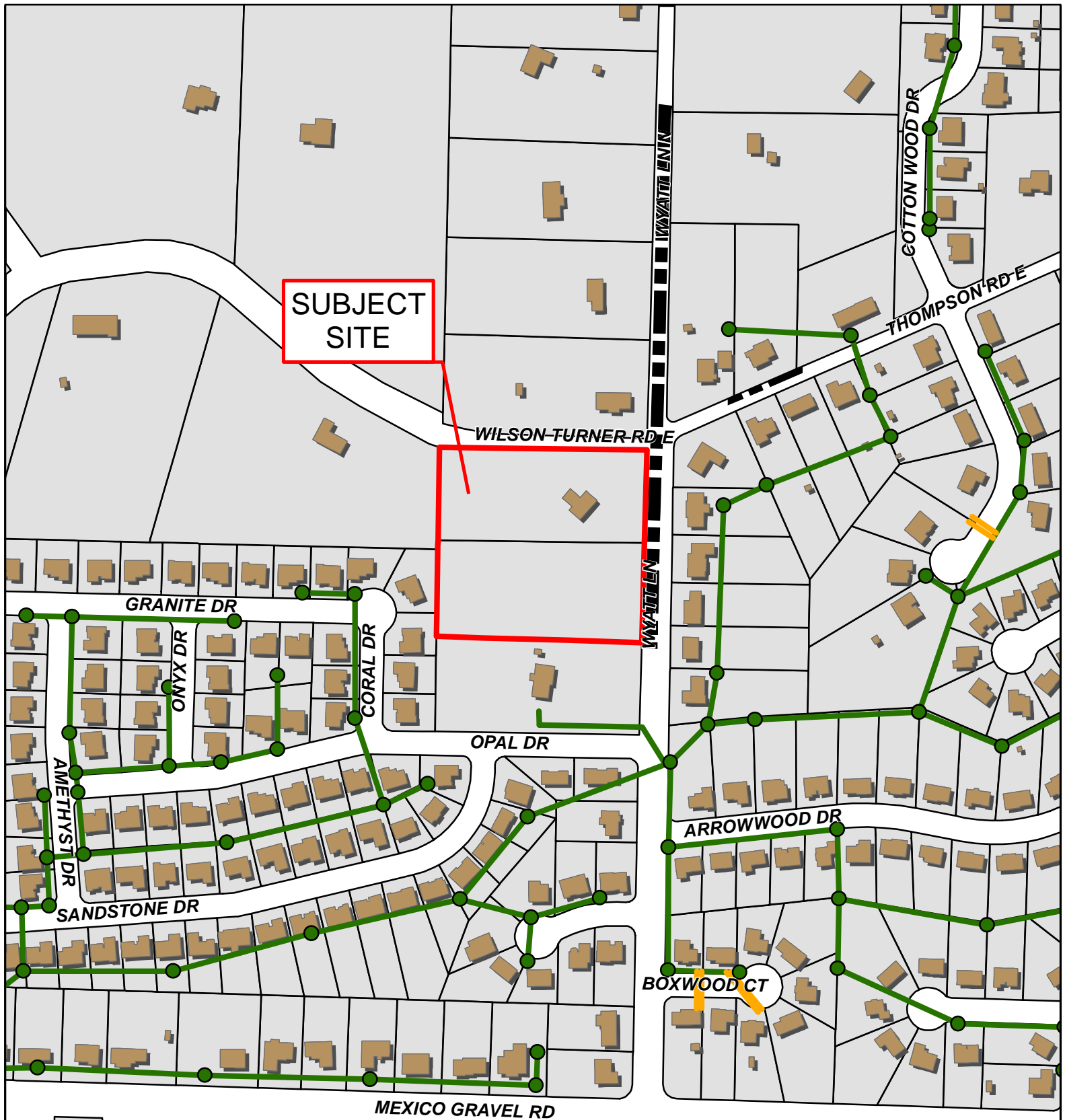


Case #16-54: Durnil/Ouk Annexation & Permanent Zoning



- 10 Foot Contour Lines
- Parcels
- Bodies of Water
- 100-Year Flood Plain
- 2 Foot Contour Lines
- Building Footprint
- Stream





Case #16-54: Durnil/Ouk

Annexation & Permanent Zoning



- City Sanitary Structure
- City Sanitary Line
- Private Sanitary Line
- Building Footprint
- Parcels



EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 18, 2016

Case No. 16-54

A request by Gary and Julie Durnil and Richard Ouk (property owners) to annex approximately 3.92 acres into the City and have R-1 (One-Family Dwelling District) zoning assigned to the property as its permanent City zoning. The subject properties are located on the southwest corner of Wyatt Lane and East Wilson Turner Road, and addressed as 5380 East Wilson Turner Road (Durnil parcel) and unaddressed (Ouk parcel).

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of R-1 as permanent City zoning pending annexation. .

MR. REICHLIN: Are there any questions of staff? Seeing none. We'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: Anybody caring to -- of course?

MR. MURPHY: Chairman and Commissioners, Kevin Murphy with A Civil Group, offices at 3401 Broadway Business Park Court. I think the staff report sums this up pretty well. Simple annexation to be able to tie into the City sewer. I would note that the two owners here are cost sharing in this project and we've upsized the sewer to potentially serve an additional 30 other parcels in this area, as well. That's all I have.

MR. REICHLIN: Are there any questions of this speaker? No one. Thank you very much.

MR. MURPHY: Thank you.

MR. REICHLIN: Anybody else caring to comment on this matter? Seeing no one.

PUBLIC HEARING CLOSED

MR. REICHLIN: I will close the public hearing and turn it over to members of the Commission. Care to comment? Care to frame a motion? I can do it. In the matter concerning Case Number 16-54, a request by Gary and Julie Durnil and Richard Ouk to annex approximately 3.92 acres into the City and have R-1 zoning assigned to the property, where it's —

MR. STANTON: Second

MR. REICHLIN: That was Mr. Stanton. Okay. May we have a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the case of 16-54.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting yes: Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton. Motion carries 8-0.

MS. LOE: Motion carries 8-0. Recommendation for approval will be forwarded to City Council.