City of Columbia

701 East Broadway, Columbia, Missouri 65201

Agenda Item Number: B 298-14
Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: September 15, 2014
Re: Mangold - Voluntary Annexation (Case 14-135)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance
Supporting documentation includes: Board/Commission Report (including locator maps and Future Land Use Map), Excerpts from Minutes

Executive Summary

If approved this request will annex approximately 2.1 acres of land into the City of Columbia and 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

The applicant is requesting R-1 (One-Family Dwelling District) as permanent City zoning pending annexation of the subject site into the City of Columbia. The site is surrounded by City R-1 (One-Family Dwelling District) and County R-S (Single-Family Residential) zoning. The Future Land Use Map shows that the subject site is located within the Neighborhood District, which supports a wide variety of residential types and densities, including R-1 zoning and uses.

The reason for requesting voluntary annexation is to allow the existing single-family residence on the site to connect to the City's sewer system. The site is contained within the City's Urban Service Area, which identifies areas that either already have access to, or are slated to have access to the City's sanitary sewer system within the next five years, according to the Capital Improvement Program. The property is currently served by an on-site septic tank. City sewer lines are located west of the subject site, and have adequate capacity to serve the subject site.

At its August 21, 2014 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of R-1 as permanent City zoning. There was no discussion among Commissioners, and no members of the public spoke to this request.

A copy of the staff report (including locator maps and the Future Land Use Map) and excerpts from the meeting minutes are attached.

City of Columbia
701 East Broadway, Columbia, Missouri 65201

Fiscal Impact

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

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

Approval of R-1 as permanent City zoning

Legislative History

None.

Department Approved

City Manager Approved

Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. _____B 298-14_____

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located approximately 800 feet west of Thompson Road (4097 Thompson Road); directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1 (One-Family Dwelling District); 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 a verified petition was filed with the City on July 11, 2014, 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 petition was signed by Tammy Mangold, the sole owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on September 2, 2014. 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]**. October, 2014 Extension of Corporate Limits.

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

A TRACT LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 1003 PAGE 577 OF THE BOONE COUNTY RECORDS.

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 _____, 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:

Board/Commission Report (including locator maps and Future Land Use Map), Excerpts from Minutes

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 21, 2014

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

The applicant is requesting R-1 (One-Family Dwelling District) as permanent City zoning pending annexation of the subject site into the City of Columbia. The site is surrounded by City R-1 (One-Family Dwelling District) and County R-S (Single-Family Residential) zoning. The Future Land Use Map shows that the subject site is located within the Neighborhood District, which supports a wide variety of residential types and densities, including R-1 zoning and uses.

The reason for requesting voluntary annexation is to allow the existing single-family residence on the site to connect to the City's sewer system. The site is contained within the City's Urban Service Area, which identifies areas that either already have access to, or are slated to have access to the City's sanitary sewer system within the next five years, according to the Capital Improvement Program. The property is currently served by an on-site septic tank. City sewer lines are located west of the subject site, and appears to have adequate capacity to serve the subject site.

RECOMMENDATION

Approval of R-1 as permanent City zoning

ATTACHMENTS

- Locator aerial, topographic, and utility maps
- Future Land Use Map

SITE HISTORY

Annexation Date	Pending annexation on October 6, 2014
Existing Zoning District(s)	County R-S (Single-Family Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tract

SITE CHARACTERISTICS

Area (acres)	2.1 acres
Topography	Relatively flat
Vegetation/Landscaping	Lawn and trees
Watershed/Drainage	Nelson Creek
Existing structures	Single-family home and two outbuildings

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	County R-S (Single-Family Residential)	Farm/undeveloped
South	City R-1 (One-Family Dwelling)	Single-family residential
East	County R-S	Single-family residential
West	City R-1	Single-family residential

UTILITIES & SERVICES

Sanitary Sewer	8-inch PVC City sewer line is approximately 30 feet west of the site
Water	City Water & Light
Fire Protection	BCFPD (Columbia Fire Department upon annexation)
Electric	Boone Electric Cooperative

ACCESS

Moore Drive	This is a privately owned access road that serves the subject site and two other residential lots.
Major Roadway Plan	N/A
CIP Projects	N/A

PARKS & RECREATION

Neighborhood Parks	Site is within a Secondary Priority Park Acquisition Service Area
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	No projects adjacent to site

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 July 29, 2014.

Public Information Meeting Recap	Number of attendees: 0 Comments/concerns: None
Neighborhood Association(s) Notified	Deer Ridge
Correspondence Received	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner



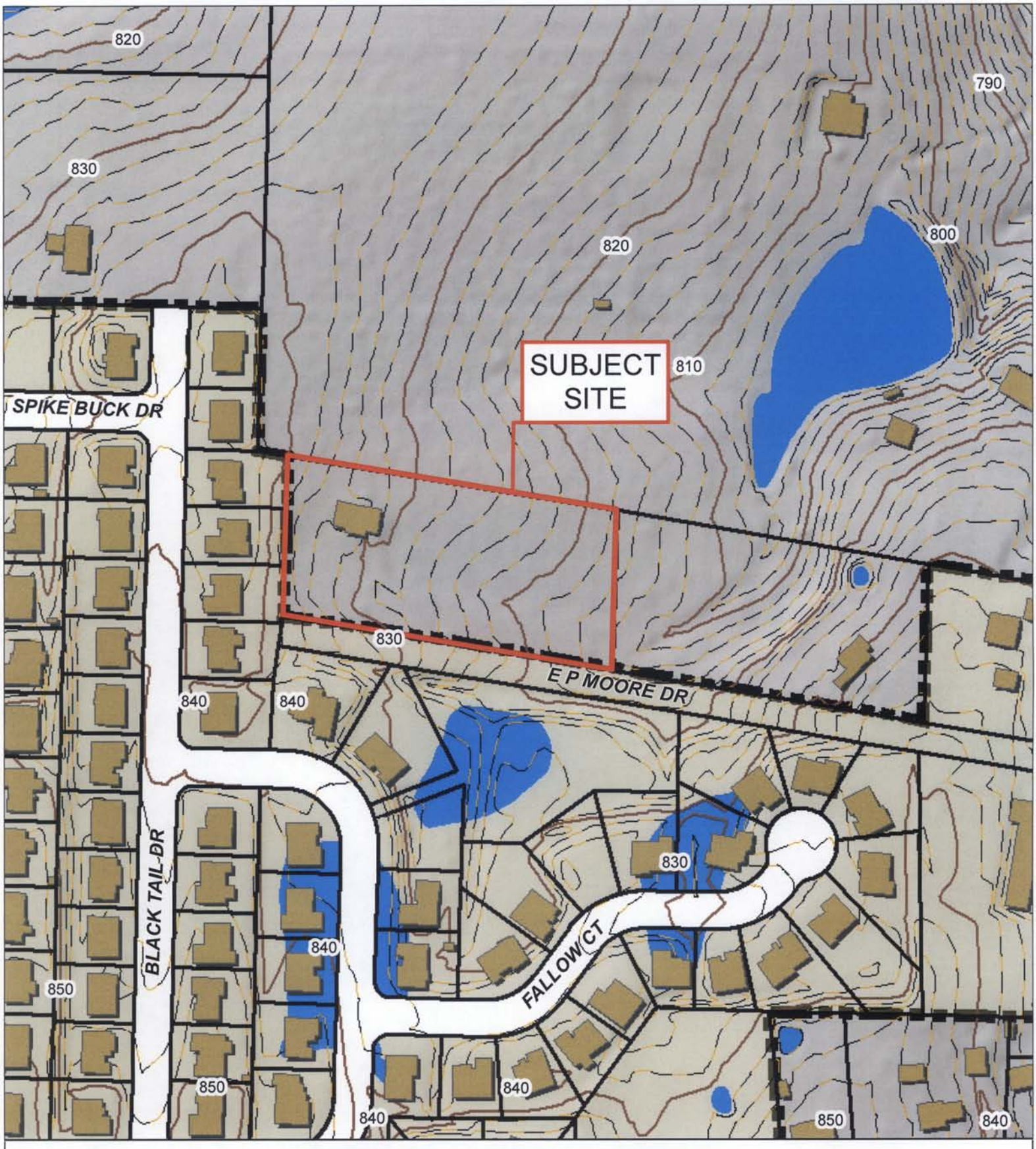
14-135: Mangold Annexation & Zoning

Parcels
Boone County Zoning
City of Columbia Zoning
Columbia City Limit

N

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

0 105 210 420 Feet



14-135 Mangold Annexation & Zoning

10 Foot Contour Lines

2 Foot Contour Lines

Parcels

Building Footprint

Columbia City Limit

N

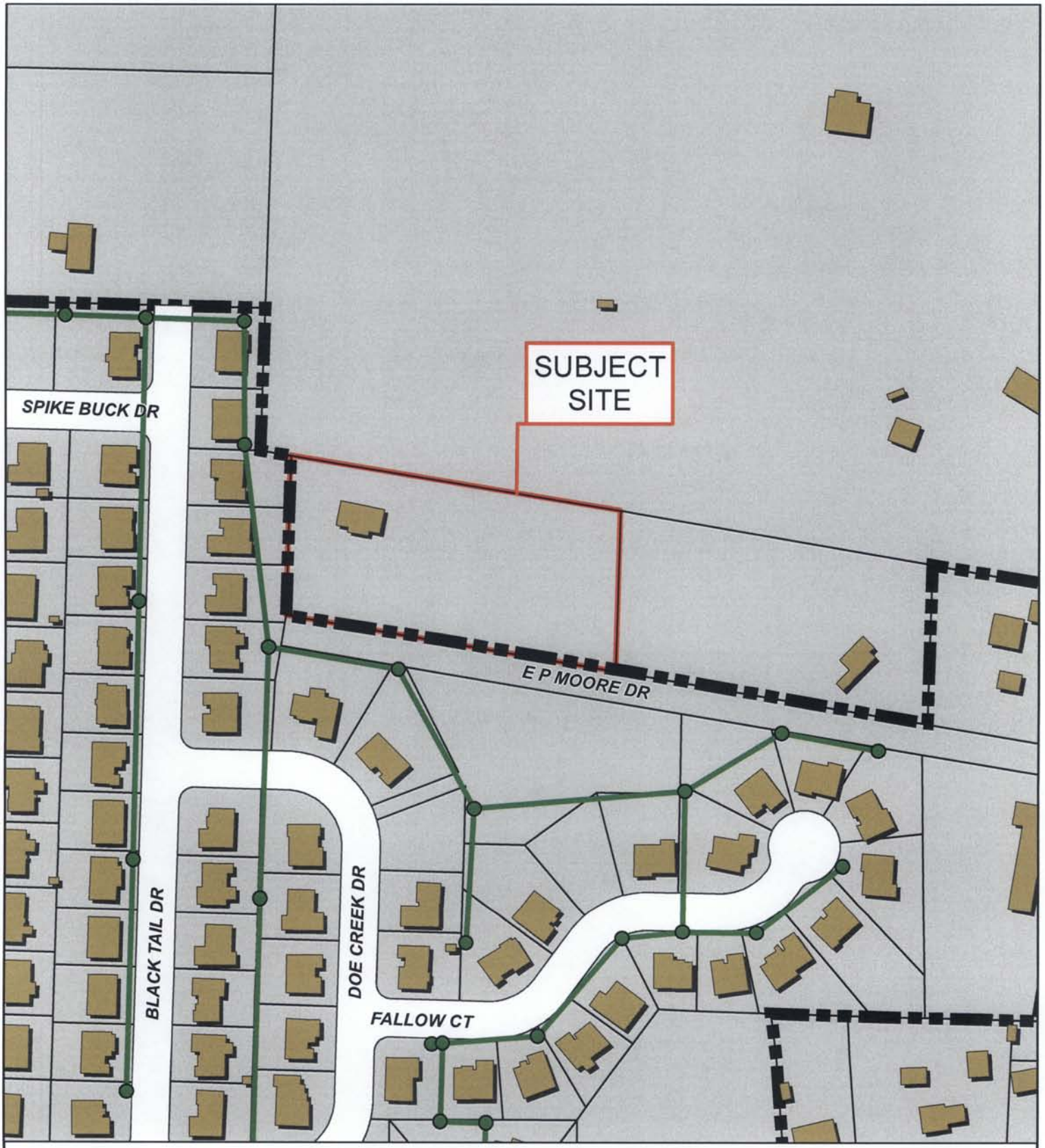
Hillshade Data: Boone County GIS Office

Parcel Data Source: Boone County Assessor

Imagery: Boone County Assessor's Office, Sanborn Map Company

Created by The City of Columbia - Community Development Department

0 70 140 280 Feet



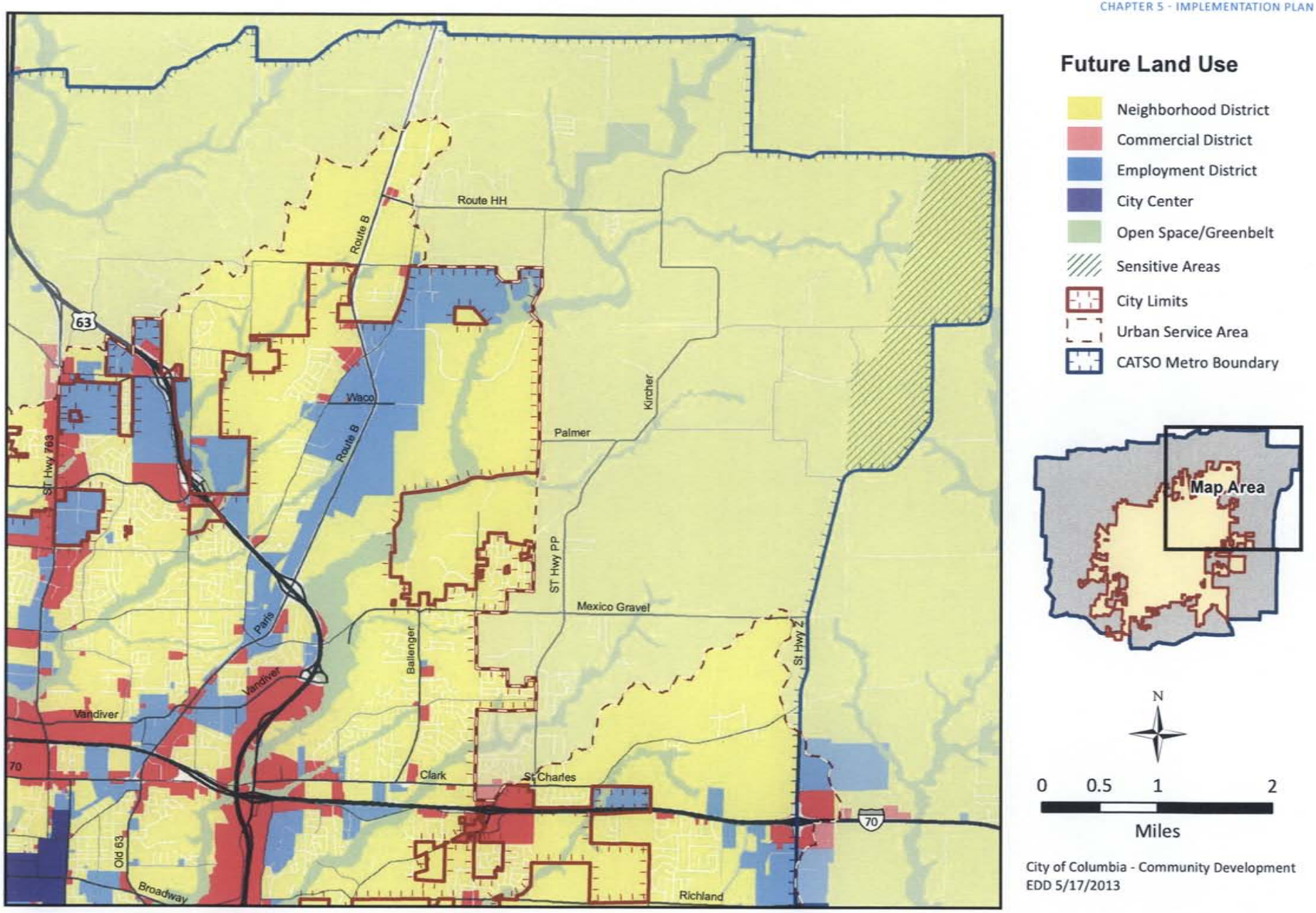
14-135 Mangold Annexation & Zoning

City Sanitary Line
City Sanitary Structure
Parcels
Building Footprint
Columbia City Limit

N

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

0 70 140 280 Feet



Future Land Use

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

N

0 0.5 1 2

Miles

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

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

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

AUGUST 21, 2014

Case No. 14-135

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.

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 zoning.

MR. REICHLIN: Are there any questions of the staff? Thank you very much, Mr. MacIntyre. I just want to -- just for record state that this is a public hearing item. Seeing nobody here, we'll just go through the formality.

PUBLIC HEARING OPENED

MR. REICHLIN: Opening public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Closing public hearing. Comments of Commissioners? Mr. Lee?

MR. LEE: It seems to me this is pretty straightforward. There is nothing controversial about it. The staff has recommended approval, so I make a motion that we approve it.

MR. STANTON : Second.

MR. REICHLIN: Mr. Stanton seconds it. A motion has been made and seconded. May we have a roll call, please.

MR. STRODTMAN: Yes, sir. This is for Item 14-135.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Mr. Tillotson, Ms. Russell, Mr. Lee, Ms. Loe, Mr. Reichlin, Mr. Stanton. Motion carries 7-0.

MR. STRODTMAN: A recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Okay. That closes the public hearing portion.

V) COMMENTS OF PUBLIC

MR. REICHLIN: Obviously, there won't be any comments of the public. Comments of the staff?

VI) COMMENTS OF STAFF

MR. ZENNER: Your next meeting will be September 4th, and we do have a number of items on that agenda. However, prior to getting to those items -- or we'll get to them now. You have two subdivision items and two public hearing items, one of which is the deferred item that was for the Gerbes Super Store C-P plan. We have a repeat of something that you have previously seen, and this is the