



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: July 3, 2017

Re: Land Acquisition – Two Parcels in Creek Ridge Subdivision

Executive Summary

The Parks and Recreation Department is requesting Council approval to acquire two parcels located in The Creek Ridge Subdivision near Old Plank Road and Heath Court and for the City Manager to execute the Contract for Sale of Real Estate. These parcels are owned by Fred Overton and are located in a secondary priority park acquisition service area in the 2013 Neighborhood Parks Plan. Staff negotiated a selling price of \$160,000 for the 9.4 acres of Lot C1. Additionally, Mr. Overton is willing to donate 11.7 acres of Lot 77A1 to create a sale/donation of property totaling 21.1 acres. The parcels are undeveloped and will be used to preserve natural areas, and pending neighborhood involvement, provide neighborhood park amenities, such as a playground, walking trails, and a small shelter. The acquisition of the two parcels is funded by the Parks Sales Tax park acquisition account.

Discussion

The request for authorization to acquire the property in The Creek Ridge Subdivision is based on the identified need for a future neighborhood park in this area of the city. This need was identified in the City's *2013 Parks, Recreation, and Open Space Master Plan*, which evaluated future needs for neighborhood park land acquisitions. The proposed acquisition of 21.1 acres of land is located in southeast Columbia and will have access from Heath Court in the Creek Ridge Subdivision and future access from Old Plank Road. The property is located within circle #14 as a secondary priority park acquisition service area in the 2013 Neighborhood Parks Plan.

Park staff first became aware of the availability of this property in June 2016 during a concept review with city staff about the development of the Creek Ridge Subdivision. Staff made contact with Fred Overton regarding the availability of the undeveloped portion of the property to discuss the potential purchase of property for a neighborhood park. Ongoing negotiations from the first meeting with Mr. Overton to now eventually led to a tentative agreement to purchase 9.4 acres for \$160,000 and accept a donation of approximately 11.7 acres.

The property was appraised by Moore & Shryock on July 1, 2016; and as shown on the attached appraisal, was valued at \$110,000 for lot C1 and \$52,000 for lot 77A1.

The parcels are undeveloped and will be primarily used as land preservation, with the potential for a trail system through the property. In the future, a small area of the property could be developed into a neighborhood park. Pending input from the neighborhood residents, the park property could provide neighborhood park amenities, such as a



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playground, basketball court and a small shelter. If desired, funding for these amenities would likely come from a future park sales tax ballot issue and is not included as part of this Council action.

The two properties located in The Cedar Ridge subdivision were selected for scoring by the Greenbelt Land Trust (GLT) to provide the Department with information pertaining to key land and preservation attributes. As shown on the attached scoring plan, the two properties (combined) scored 55 points out of a total of 65 points. The score reflects the value of adding the property to the list of preserved areas by the City of Columbia and Parks and Recreation Department.

Funding for the acquisition of the properties is from the Park Sales Tax park acquisition account.

Fiscal Impact

Short-Term Impact: The proposed purchase price for this property is \$160,000. Funding set aside for land acquisition from the Park Sales ballot is available to cover the cost of this acquisition.

Long-Term Impact: Park staff does not anticipate development of the property until the renewal of the Park Sales Tax in 2021. Staff would include funding for the development of the park as part of the list of projects for the ballot issue. Staff anticipates minimal maintenance costs for the project until development occurs on the property.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Environment, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Land Use & Growth Management

Legislative History

Date	Action
N/A	N/A



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Suggested Council Action

If the Council concurs that the acquisition of the described park land is appropriate, approve the legislation authorizing the land acquisition to proceed.