



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: 840 N. Strawn Road Annexation, Permanent Zoning (Case #18-47)

Executive Summary

Approval of this request will result in the annexation and permanent R-1 (Single Family Residential) zoning of 47 acres of land generally located southeast of the intersection I-70 Drive SW and Strawn Road and addressed as 840 N. Strawn Road.

Discussion

The City of Columbia (owner) requests to annex approximately 47 acres of recently donated land into the City of Columbia and permanently zone the property to R-1. The property (including a vacant house) was accepted by the City Council on March 20, 2017. Council directed staff, at its October 16, 2017 meeting, to prepare an annexation petition and two-lot subdivision plat (Case # 18-48) for the subject property. The Council also directed staff to solicit public input regarding potential future uses of the property.

Three public information and input meetings were held in addition to the March 8, 2018, Planning and Zoning Commission public hearing. Five newspaper ads were run advertising the input meetings and the public hearing, and information was sent to property owners and neighborhood associations within 1,000 feet of the subject site. Public input received to date has primarily requested the Council consider commercial zoning to support an animal shelter on-site. Additional input has requested opportunities for other non-profits and services to have consideration as the site develops in the future.

Annexation Considerations -

The Columbia Imagined Comprehensive Plan identifies annexation considerations which include the goal of promoting a compact and contiguous municipal boundary and efficient and well-planned infrastructure investments within the Urban Services Area (USA). The subject site is contiguous to the city's boundary on three sides (west, south and east) and is located within the USA.

The property is capable of being served by city utilities upon annexation subject to a public water main extension meeting city requirements. The property has access from Strawn Road (Route ZZ) and I-70 Drive Southwest. The proposed subdivision plat (Case #18-48) will dedicate right-of-way for the proposed future extension of Scott Boulevard as shown on the CATSO Major Roadway Plan.



Zoning Considerations -

Conferring of permanent City zoning upon annexed property is required following a determination that the subject site should become part of the City's municipal area. Consideration of permanent zoning is reviewed by the Planning and Zoning Commission with a recommendation being provided to City Council following a public hearing. The Commission evaluates the requested permanent zoning in terms of land use compatibility based upon City's Comprehensive Plan, relevant area plans, and the surrounding land use pattern.

The Comprehensive Plan's future land use map identifies the property as being located within the "Neighborhood District" classification. The Neighborhood District designation promotes residential uses and the potential for commercial nodes that would provide neighborhood commercial services. The requested R-1 permanent zoning is consistent with the Neighborhood District designation. Furthermore, the proposed permanent zoning is consistent with the surrounding development pattern and the County's R-S (Single-Family Residential) designation in terms of uses and development density.

Surrounding uses adjoining the site, moving in a counter-clockwise direction from the west, include agriculture, R-1, planned residential, and more R-1, with FP-O (Floodplain Overlay) zoning to the west, south and east. The 2.1-acre parcel directly south of the subject site, 702 N. Strawn Road, is Boone County R-S, and property to the north of the site is zoned Boone County M-L (Light Industrial).

As the City formulates a plan for development of the property, the City Council may direct further development actions such as resubdivision, rezoning, and capital improvements each of which are subject to additional public input processes and land use evaluations. In addition to consistency with Columbia Imagined and the CATSO Long Range Transportation Plan, the proposed annexation has been reviewed by staff and external agencies and has been found to meet the requirement of the Unified Development Code.

The Planning and Zoning Commission considered the proposed annexation and permanent zoning at their March 8, 2018 meeting. One member of the public, representing the Central Missouri Humane Society, spoke in support of the annexation and subdivision. No other public comment was received. Following public comment and questions to staff, the Commission voted (9-0) to recommend permanent R-1 zoning and by separate action approval of the final plat.

The Planning and Zoning Commission staff report, locator maps, combined City and County adjacent zoning graphic, public correspondence, and meeting minutes 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.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City or the responsibility of developers under development agreement(s). Future impacts may or may not be offset by increased user fees, property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
04/16/2018	R51-18 – Set annexation public hearing
10/16/2017	REP80-17 - Council Directs Staff to Prepare a 2-Lot Plat and Annexation and Permanent Zoning Request
03/20/2017	B83-17- Authorizing a charitable contribution agreement with the Larry W. Potterfield Revocable Trust for the donation of approximately 47 acres of property located at 840 N. Strawn Road

Suggested Council Action

Approve the annexation and requested R-1 (Single Family Residential) permanent zoning.