



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Christiansen Investments, LLC – Annexation Resolution (Case #16-34)

Executive Summary

Approval of this resolution would set April 4 as the public hearing date for the voluntary annexation of 70.6 acres of land located on the southwest corner of Brown School Road and Highway 763.

Discussion

The applicant, Engineering Surveys and Services, is requesting annexation of approximately 70.6 acres of property owned by Greg and Kelly Deline at the southwest corner of Highway 763 and Brown School Road. The attached resolution is for the purpose of setting April 4 as the required public hearing date for the proposed annexation.

The subject property is contiguous with the city limits to the south and west, and zoned both County C-G (General Commercial) and R-S (Single Family Residential). The applicant is requesting multiple zoning districts, as seen on the attached zoning graphic. Along with the annexation and permanent zoning request (Case #16-34), a concurrent request for a preliminary plat (Case #16-35) will be considered by the City Council on April 18.

The parcel is primarily undeveloped, with the exception of the eastern portion of the property, located along Highway 763. A mobile home business is currently in operation in the County, and will continue operations upon annexation. Such use would be permitted under the requested C-3 zoning designation for that portion of the acreage.

Water service is provided by the City and the site will be served by a 12-inch "Green Line" main located along the east and north side of the property. A City sewer trunk main is generally located within the Cow Branch and will serve the future development. The subject site is contained within the Comprehensive Plan's Urban Service Area. Boone Electric is the service provider for this site.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Brown School Road is maintained by the City of Columbia in this location and identified in the FY 2016 CIP as being upgraded within the 10+ year project list with additional right of way and pavement to become a complete major arterial street. Highway 763 is a MoDOT maintained roadway and will remain as such.

On March 10, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and preliminary plat and recommended unanimous (8-0) approval of



each item. The full staff report associated with the Planning and Zoning Commission March 10 hearing will accompany the introduction of the permanent zoning request at the April 4 City Council meeting.

Locator maps and zoning exhibits 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 impacts may or may not 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
03/10/2016	Planning and Zoning Commission public hearing on the permanent zoning – Unanimous (8-0) recommendation of approval, pending annexation.

Suggested Council Action

If Council finds the proposed annexation reasonable and necessary to the proper development of the city, a resolution should be passed setting April 4, 2016, as the public hearing date for this request.