



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 16, 2018

Re: Strawn Road Annexation Public Hearing (Case #18-47)

Executive Summary

Approval of the attached resolution will set May 7, 2018 as the public hearing date for the voluntary annexation of 47 acres of land located generally southeast of the intersection I-70 Drive SW and Strawn Road and addressed 840 N. Strawn Road, as required by State Statute.

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. Anticipating future redevelopment and land use outcomes, 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 primarily has suggested the Council consider commercial zoning to support an animal shelter on-site. Additional input has suggested opportunities for other non-profits and services to receive consideration as the site develops in the future.

The property is currently zoned Boone County R-S (Single-Family Residential). The requested R-1 zoning is similar in nature to the County's R-S zoning in terms of development density and use, and fits the Columbia Imagined "Neighborhood District" Future Land Use classification for the area – it is not incongruous with surrounding properties, whether in the City or the County. The Neighborhood District designation permits a combination of residential uses and potential commercial uses at nodal locations that would provide neighborhood commercial services.

Surrounding zoning and land use adjoining the site, moving from the west in a counter-clockwise direction, include agriculture (Strawn Park), R-1, planned residential (Smithton Villas), and more R-1, with FP-O (Floodplain) overlay zoning to the west, south and east (Harmony Creek). 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 – the use is a salvage yard).



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The subject site is contiguous to the city's boundary on three sides and its proposed annexation fits the goals of Columbia Imagined to have a compact and contiguous municipal boundary. Furthermore, the annexation would focus development on areas inside of the Urban Services Area (USA) to maximize infrastructure investment. The property is within the service area, and future development may be served by City Utilities upon annexation. 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 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 UDC.

The Planning and Zoning Commission considered the proposed annexation and permanent zoning (Case #18-47) and 2-lot final plat (Case #18-48) at their March 8, 2018 meeting. The Commission voted (9-0) to zone the property R-1 and approve the final plat. The full staff reports and minutes associated with the Planning and Zoning Commission's actions (zoning and subdivision) will be presented at the Council's May 7, 2018 meeting.

Locator maps and a combined City and County adjacent zoning graphic 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



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Legislative History

Date	Action
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

Set the date of the required annexation public hearing for May 7, 2018.