



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 6, 2019

Re: TRS Property Management Annexation Public Hearing (Case #113-2019)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of a total of 2.80 acres of land generally located on the south side of E. St. Charles Road at the intersection of Talon Road.

Discussion

The applicant, A Civil Group (agent) on behalf of TRS Property Management, LLC (owner) is seeking to permanently zone 1.62 acres to City M-N (Mixed Use-Neighborhood) from County R-S (Single-family Residential) and C-N (Neighborhood Commercial), and 1.18 acres to City M-C (Mixed Used-Corridor) from County C-GP (Planned Commercial) upon annexation. The subject site is located on the south side of E. St. Charles Road at the intersection of Talon Road, and includes addresses 5200, 5202 and 5210 E St. Charles Road. The permanent zoning request is Case #69-2019 and is scheduled for a first reading on May 6.

The request includes three separate parcels of land that are under common ownership. The existing County zoning ranges from commercial on the two eastern parcels to residential on the west parcel. The subject acreage as a whole is contiguous to the City's municipal boundary on the entirety of its north property line (across St. Charles Road) and south property line, which runs approximately 550 and 500 feet in length, respectively. The west parcel also abuts the City along its west property line.

All three parcels, according to the applicant, are in current use as rental residential dwellings. All will be required to receive certification through the City's rental program upon annexation. The two east properties are currently improved with one residential dwelling, while the western parcel includes four separate single-family detached dwellings.

The subject site is within the Urban Service Area as presented in Columbia Imagined; however the site does not currently have direct access to a City sanitary sewer main on site, which will require a main extension. The nearest location of an existing service that could be extended is within the Hawks Ridge Subdivision, on the north side of St. Charles Road. No capacity issues exist at this time.

The property is located outside the electric and water service territories of the City of Columbia. Water is provided by Public Water Supply District 9, which has an existing four-inch line along St. Charles Road. This existing service does not meet the City's requirement for fire flow, so any improvements to the site in the future may require a water main extension. An eight-inch line is located just south of the subject properties, and would be the



City of Columbia

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likely location for a new service extension. Electric service is provided by Boone Electric. There is existing service to all sites now, but future development may require an extension depending on the intensity of the use.

The site has frontage (to the north) along St. Charles Road, a Boone County-maintained major collector. St. Charles Road, where it abuts the site, contains approximately 22-feet of pavement width and is considered unimproved (i.e. no shoulders, curb and gutters, or sidewalks). The CATSO Major Roadway Plan (MRP) identifies a major collector as requiring a minimum total right of way of 66-76 feet, with a street cross section that includes up to 32-44 feet of pavement, as well as sidewalks. The future subdivision of property, which will be required for any new development, will require the dedication of the necessary right of way for a major collector and the construction of sidewalks. Also worth noting is that the preferred alignment for the Stadium Boulevard extension is located just south of the site, but does not impact the site directly.

Other City services that will be provided in the future upon annexation include Solid Waste, and Police. Fire protection services are to be provided by the City of Columbia Fire Department and the Boone County Fire Protection District. New State legislation provides that property annexed into the City is not removed from the Fire Protection District's service territory. Currently, the nearest fire station to the site is County Station #1, located approximately 3/4 mile away to the northeast near the intersection of St. Charles Road and Lake of the Woods Road. The nearest City station is Columbia Fire Station #5, located approximately 1.5 miles to the northwest near the corner of Clark Lane and Ballenger Lane.

The Planning and Zoning Commission considered the permanent zoning request at their March 21, 2019 meeting. The Commission voted (9-0) to permanently zone the property M-N and M-C as requested. The full staff reports and minutes associated with the Planning and Zoning Commission's hearing will accompany the introduction of the permanent zoning (#69-2019) on the May 6 Council agenda.

Locator maps and 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. Future impacts may or may not be offset by increased user fees and/or 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
NA	NA

Suggested Council Action

Hold the public hearing for the annexation as required by State Statute.