



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 18, 2016

Re: American Truck Repair, LLC – Annexation, Permanent Zoning, and Deed of Dedication (Case #16-124)

Executive Summary

Approval of this request would result in the annexation and permanent zoning of approximately 0.27 acres of land located on the east side of Highway 763, approximately 500 feet north of International Drive and authorize the City Manager to sign a deed of dedication for 15-feet of additional right of way along the subject site's western boundary to ensure that the required half-width of Highway 763 has been acquired.

Discussion

This request is to consider if the annexation of 0.27 acres of land located on the east side of Highway 763, approximately 500 feet north of International Drive, and addressed as 5210 N Highway 763, is a reasonable and necessary expansion of the City's corporate limits. The subject property is contiguous with the city limits to the north, south, and east, and zoned County M-L (Light Industrial District). The petition to annex has been submitted by Jones, Schneider and Stevens, LLC (agent) on behalf of American Truck Repair, LLC (owner).

The applicant requests approval of M-1 (General Industrial District) as the permanent zoning for the site upon annexation. The site is contiguous with the city limits to the north, east and south and is improved with a surface parking lot, which is a permitted use in the M-1 district. The property is currently zoned County M-L (Light Industrial District), which is consistent with the requested M-1, and the requested zoning would also be consistent with Columbia Imagined's future land use map designation of "Employment District".

Water service is provided by the City via a 12-inch "green line" main located within the Highway 763 right of way. The subject site is presently within the Urban Service Area (USA) as presented in Columbia Imagined as shown on the attached locator maps. The site currently does not have direct access to sanitary service, which would be provided by the City. If future redevelopment were proposed and sanitary service was necessary, a main extension would be required to be constructed by the applicant. Such construction would likely connect to an existing 10-inch main located approximately 500 feet east of the property. Boone Electric is the electric service provider for this site. The Columbia Fire Department will assume fire protection duties upon annexation.

Highway 763 is currently identified as a major arterial roadway on the Major Roadway Plan, and is improved and maintained by MoDOT. Per the approved major arterial right of way standards, Highway 763 where it abuts the subject property does not currently include the minimum amount of right of way required. The applicant has submitted a deed of



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dedication (see attached) to transfer the additional property required for the right of way to the City as a condition of annexation.

The Planning and Zoning Commission considered this request at its meeting on June 23, 2016 and voted (8-0) to recommend approval of the requested M- zoning. Staff presented its report to the Commission, and the applicant gave an overview of the request – no other members of the public spoke on this matter. In rendering its recommendation, the Commission inquired about why this property, given that all surrounding properties on the east side of Highway 763 are annexed, had never sought annexation. Staff was not aware of the subject site's specific history.

A copy of the Deed of Dedication, Planning Commission staff report, locator maps, and meeting excerpts 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 for services such as sewer, 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: Development, 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: Infrastructure, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
6/23/2016	Planning and Zoning Commission public hearing on the permanent zoning (8-0); recommendation of approval, pending annexation.
7/5/2016	Resolution R88-16: Approval to set annexation public hearing for July 18

Suggested Council Action

Approval of the requested permanent zoning (M-1, General Industrial District) as recommended by the Planning and Zoning Commission.