



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 18, 2020

Re: Reliable Community Bancshares, Inc. Annexation - Set Public Hearing (Case #117-2020)

Executive Summary

Approval would set June 1, 2020 as the public hearing date for the voluntary annexation of 2.1 acres of land generally located at the southeast corner of Highway WW and Elk Park Drive, as required per State Statute.

Discussion

Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc. (owner) is seeking approval to permanently zone 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive

Case #76-2020, the permanent zoning request associated with this action, is scheduled for introduction before Council on June 1. Associated with the annexation and permanent zoning are two additional items to be introduced on June 1 - Case #77-2020 and Case #78-2020. Case #77-2020 is a request for a conditional use permit to allow Light Vehicle Service and Repair uses for a gas station and convenience store, and to allow a drive-up as an accessory use to a financial institution (bank), both of which are conditional uses in M-N. Case #78-2020 is a request to combine the two existing lots on the subject site into one lot.

Per State Statute, a public hearing must be held prior to final action being taken on the annexation of property into the corporate limits. The purpose of the hearing is to receive public comments regarding the annexation of the property and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The request includes two separate lots that currently exist in the County, both of which are vacant. The existing County zoning is County C-GP (Planned Commercial). The subject acreage is contiguous to the City's municipal boundary along its north and west property lines.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to Boone County Regional Sewer District sewer mains. Per a connection agreement between BCRSD and the City, BCRSD will retain this site as a customer; however annexation to the City is required.

Electric service is provided by Boone Electric, which has an overhead 3-phase power line that runs parallel to Highway WW.



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The site is within the Public Water Supply District 9 territory, which has an 8-inch line adjacent to the site, as well as 12-inch main on the north side of Highway WW. There are two hydrants on the property currently.

Highway WW runs along the north side of the site and is maintained by MoDOT as a 44-foot wide roadway with two traffic lanes, a turn lane, and bike lanes. Elk Park Drive a County-maintained roadway is located along the south and west sides of the site. The roadway is improved with a variable pavement width that generally measures 40 feet. No additional public streets are planned for this site.

The CATSO Major Roadway Plan (MRP) identifies Highway WW as a minor arterial, which requires 84-100 feet of right of way. No additional ROW will be required along Hwy WW as there is currently 50-foot half-width adjacent to this site. Additional ROW for Elk Park Drive near the northwest corner of the site will be required due a prior widening of the roadway that was not previously obtained. Dedication of the additional right of way will occur upon recording of the final plat (Case #78-2020).

City services to be provided upon annexation will include Solid Waste collection and Police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. 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 #12, located approximately 1,800 feet west of the site along Highway WW.

The Planning and Zoning Commission will consider the permanent zoning of the subject property at their May 21, 2020 meeting. The full Planning and Zoning Commission staff report and meeting excerpts will accompany the introduction of the permanent zoning (Case #76-2020) on the June 1 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 safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, 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

Set the date of the required annexation public hearing for June 1, 2020.