



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 17, 2018

Re: NGT, Inc. Annexation Public Hearing (Case #18-146)

Executive Summary

This request meets the public hearing requirement on the proposed annexation of a 10.36 acre parcel into the city limits and establishment of M-N (Mixed-Use Neighborhood) district zoning upon it. The subject property is located at the northwest corner of Scott Boulevard and Brushwood Lake Road.

Discussion

The applicant, Smith Lewis, LLP (agent), on behalf of NGT, Inc. (owners), seek to annex 10.36 acres into the City of Columbia and apply M-N (Mixed-Use Neighborhood District) zoning as the site's permanent zoning. Annexation is sought to allow the parcel to connect to the City's sewer and utility services. Construction plan approval will be required before the applicant can connect.

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 and to determine if such action is a reasonable and necessary expansion of the city's corporate limits. The subject acreage is contiguous to the City along its north boundary and to the east across Scott Boulevard.

The applicants intend to develop the property with a neighborhood commercial center. The requested M-N (Mixed-Use Neighborhood District) zoning is considered consistent with existing City planned commercial zoning to the east and southeast; however, it is considered inconsistent with the site's current Boone County A-R (Agriculture Residential) zoning. Current County zoning does not permit commercial development.

The subject site is located within the floodplain and floodway of Mill Creek and would become subject to the City's FP-O (Floodplain Overlay District) requirements upon annexation. To provide an unrestricted area of development on the subject property, the application has obtained a Letter of Map Revision (LOMR) from FEMA for an approximate 2.9 acre portion of the site located in its southeast corner. Issuance of the LORM means that the 2.9 acre portion of the site is no longer considered as being located within either the floodplain or floodway. The area removed is generally the same as that upon which fill materials were placed prior to the relocation of Brushwood Lake Road to the south.

The LOMR did not reclassify any of the remaining approximate 7.46 acres of the site from its floodplain or floodway classification. The development of the site, as desired by the applicant, will be subject to the FP-O District standards, upon annexation, which prohibit



City of Columbia

701 East Broadway, Columbia, Missouri 65201

development within the floodway and places special permitting requirements on portions of structures located within the floodplain.

The parcel is located within the Urban Services Area as depicted within the city's Comprehensive Plan. The site is serviced by City electric and water. Given this property is currently within the Boone County Fire Protection District's service territory and pursuant to House Bill 1446, primary fire protection for the site would remain with the District; however, City Fire services would provide additional support. Other City services that will be provided in the future, upon annexation, include Solid Waste and Police.

Scott Boulevard, along the eastern edge of the site, is designated as a major arterial roadway on the CATSO Major Roadway Plan. Brushwood Lake Road bisects the southern portion of the site and is designated as a neighborhood collector. Both roadways were recently reconstructed; however, additional right of way will need to be dedicated to ensure compliance with City street standards. Dedication of the additional right of way will be obtained at the time the site is final platted. Final platting is required since the site is not considered a "legal lot" per the Unified Development Code.

At its August 9, 2018 meeting, the Planning and Zoning Commission recommended approval (6-1) to assign M-N (Mixed-use Neighborhood) zoning as the subject site's permanent zoning upon annexation. The full staff report and minutes associated with the Planning and Zoning Commission's hearing accompany the introduction of permanent zoning request which is being concurrently considered on the September 17 Council agenda.

Locator maps 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 sewer maintenance, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Strategic & Comprehensive Plan Impacts

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
8/20/18	Approved annexation public hearing date (R88-18)

Suggested Council Action

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