



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2016

Re: Breckenridge Park – Annexation Resolution (Case #16-13)

Executive Summary

Approval of this resolution would set April 18, 2016 as the public hearing date for the voluntary annexation of 90.8 acres of land located western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard.

Discussion

The applicant, Crockett Engineering Consultants, is requesting annexation of approximately 90.8 acres of property owned by the Glenn Smith Trust and Lillie Beatrice Smith Trust at the western end of Smith Drive and the western end of Whitefish Drive. The attached resolution is for the purpose of setting April 18 as the required public hearing date for the proposed annexation.

The subject property is contiguous with the city limits to the east and partially to the north, and zoned County R-S (Single-family Residential District). The applicant is requesting permanent zoning of R-1 (One-family Dwelling District) for the majority of the property, and PUD-4.5 for approximately 11 acres of property located in the southeast corner. Along with the annexation and permanent zoning request (Case #16-13), concurrent requests for a preliminary plat (Case #16-14) and PUD development plan (Case #16-15) will be considered by the City Council on April 18 and May 2 respectively.

The parcel is currently improved with one single-family home with accompanying accessory structures. The existing use would be located within the proposed R-1 zoning district, and would be considered a permitted use under the requested permanent zoning.

Water service is provided by the City and the site can be served by service lines located at the terminus of Smith and Whitefish. The City is the electric service provider for this site, and the site can be served, although an extension at the developer's expense will be required.

The subject site is not presently contained within the Urban Service Area as presented in Columbia Imagined. This does not prevent the annexation of the property, and Columbia Imagined lays out possible considerations when analyzing a site that is outside of the urban service boundary. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered. At this point, no public investment will be involved in the extension of services to the site. In addition, the applicant has agreed to a fee to offset off-site impacts that the development will create within the transportation network. The fees will be part of a proposed development agreement that will be explained



City of Columbia

701 East Broadway, Columbia, Missouri 65201

in greater detail as part of the permanent zoning request that will be on the April 18 Council agenda.

In addition to the information included in Columbia Imagined regarding the Urban Service Area, the site itself represents a parcel of property that is near several existing city subdivisions, and is located generally along the western edge of City development – the east slopes of the Perche Creek bottoms. The site could be considered a logical extension of the City limits, and perhaps should have initially been included in the service area. The preliminary plat reflects a connection to the Perche Creek 60-inch main, which currently has capacity.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Smith Road is currently identified as a collector street and is an improved street maintained by the City. The extension of Smith Road is currently being considered by the Columbia Area Transportation Study Organization for inclusion on their Major Roadway Plan as a major collector that would cross the site and provide a future connection across Perche Creek to Route UU, potentially in conjunction (or as a replacement for) Broadway. CATSO has considered information regarding the possible addition at Technical Committee and Coordinating Committee meetings, and they have currently scheduled a public hearing on May 26 for final consideration.

On March 24, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and recommended approval (6-2). A preliminary plat (#16-14) and PUD plan (#16-15) are also being processed concurrently with the annexation and permanent zoning request and received 5-3 votes. The full staff report associated with the Planning and Zoning Commission March 24 hearing will accompany the introduction of each of these items at the April 18 City Council meeting, with the exception of the preliminary plat request, which will be introduced on May 2.

Locator maps and zoning exhibits 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 impacts may or may not be offset by increased user fees and property tax collections.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
03/24/2016	Planning and Zoning Commission public hearing on the permanent zoning (6-2) recommendation of approval, pending annexation.

Suggested Council Action

If Council finds the proposed annexation reasonable and necessary to the proper development of the city, a resolution should be passed setting April 18, 2016, as the public hearing date for this request.