



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 2, 2018

Re: Alberty Annexation - Annexation, Permanent Zoning (Case #18-42)

Executive Summary

Approval of this request will result in the annexation and permanent zoning of 10.0 acres of property to City M-N (Mixed-Use Neighborhood), located at the southwest corner of Highway KK and Scott Boulevard.

Discussion

The applicant, Crockett Engineering Consultants, on behalf of J. Blaine and Ann A. Alberty (owners), requests annexation of 10.0 acres of Boone County A-1 (Agricultural) zoned land into the City of Columbia. The applicant is seeking M-N (Mixed-Use Neighborhood) as permanent City zoning.

The property is Lot 1 of the River Hills Estates, a County subdivision that was approved in 1976. The site is currently located within unincorporated Boone County and is zoned A-1, which requires a ten-acre minimum lot size. The site is bordered on the east, west and south by property with the same County A-1 zoning. To the north, Beulah Ralph Elementary School is zoned City R-1.

The site is currently improved with a residential structure and associated accessory structures. The subject site includes one existing body of water, with minimal tree coverage. The site is contiguous with the City's existing municipal boundary along its entire north property line. The site can be served by utilities, but an approximately 3,000-4,000 foot sewer extension will be required. Such extension will require the applicant or a future owner to construct a force main in order to connect into the City's gravity system to northeast. The Unified Development Code requires utility and other infrastructure plans for subdivisions and it requires a finding that adequate utility capacity exists before construction permits may be issued.

Zoning Considerations -

Application of permanent City zoning to annexed property is necessary following a determination that a subject site should become part of the City's municipal area. Consideration of permanent zoning is reviewed by the Planning and Zoning Commission with a recommendation being provided to City Council following a public hearing. The Commission evaluates the requested permanent zoning utilizing relevant comprehensive and area plans as guides for land use compatibility.

The comprehensive plan's future land use map identifies the entire property as being located within a "Neighborhood District," which allows commercial nodes that would provide neighborhood commercial services. The M-N district is considered a mixed-use



district that allows certain commercial uses, and will also allow a variety of residential uses, from single family to multi-family. The location of the property at the intersection of major roadways is also consistent with the recommendations for a commercial node.

The Planning and Zoning Commission (PZC) considered this request at its meeting on February 22. Staff presented its report and the applicant and their representatives gave an overview of the request. No other member of the public spoke during the public hearing.

Commissioners discussed the sewer capacity of the site, and also inquired on the availability of other utilities for the site. Other topics included the need for traffic studies in the future once development occurred to ensure that pedestrian safety is evaluated. Following the public hearing and additional discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the permanent zoning pending annexation.

The Planning Commission staff report, locator maps, M-N Zoning District description, zoning graphic, *Columbia Imagined* excerpts (page 121-124), *Wyndham Commercial Corner C-P Plan*, and meeting minutes 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. Sewer maintenance costs may be greater due to the need for a sewer force main to serve the subject site. Future roadway improvements may be at the expense of the City; however, may be offset if improvements are required as part of a Traffic Impact Analysis for new development. Future impacts may or may not be offset by increased user fees and 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
03/19/2018	Set annexation public hearing (R38-18)



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Suggested Council Action

Approve the annexation and requested M-N (Mixed-Use Neighborhood) permanent zoning.