



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: Erickson Tract Annexation on I-70 Drive SE – Public Hearing (Case #307-2021)

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 0.9-acres of land generally located on the southern frontage of I-70 Drive SE directly southwest of the I-70 and St. Charles Road interchange, as required per State Statute

## Discussion

Haden & Colbert (agent), on behalf of Nan Erickson (owner), is seeking approval to permanently zone approximately 0.9-acres as City M-C (Mixed-Use Corridor) from County C-G (General Commercial). The unimproved property is located on the southern frontage of I-70 Drive SE directly southwest of the I-70 and St. Charles Road interchange.

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.

Case #271-2021, the permanent zoning request associated with this action, is scheduled for introduction on the October 18, 2021, Council agenda. The existing County zoning is C-G (General Commercial) which is equivalent to the proposed City M-C (Mixed-Use Corridor). The subject acreage is contiguous to the City's municipal boundary along its north, east, and west property lines. The property is unplatted and does not meet the definition of a "legal lot". Any future improvement would necessitate a platting action prior to issuance of a building permit.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to the City's sanitary sewer system via the adjacent parcel to the west. Connection to this City sewer line requires permission from BCRSD as the City line flows into a BCRSD pump station to the south. The site would be served by Public Water District 9 and Boone Electric Cooperative for water and electric, respectively. Facilities for both utilities will have to be extended to the site at the owner's expense.

The property has frontage on I-70 Drive SE which is classified as a Major Collector and is considered unimproved (no curb or gutters). The required platting action to create a legal lot would involve the submission of a performance contract that would address sidewalk and public utility installation obligations as well as would ensure dedication of sufficient right-of-way for I-70 Drive SE and necessary utility easements. Comments received from MoDOT



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regarding the future development of this site and its access to I-70 Drive SE (MoDOT maintained) indicate that access will be restricted. Documentation provided by the applicant appears to indicate that the restricted access will occur the extension of Bull Run Drive, to the southwest, has been completed. Any work within the I-70 Drive SE right-of-way will require a MoDOT permit.

City services provided upon annexation would include sewer, solid waste, police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. City fire protection would be provided from City Station #5 located along Ballenger Lane approximately 0.75 miles to the northwest and County fire protection would be provided from County Station #1, located approximately 0.5 miles northeast.

The Planning and Zoning Commission considered the permanent zoning of the subject property at their September 23, 2021 meeting. Following limited discussion regarding roadway access and the East Area Plan, the Commission voted in favor of the requested "M-C" zoning, upon annexation, by a vote of 7-0. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the introduction of the permanent zoning (Case #271-2021) on the October 18 Council agenda.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's September 23 meeting via a published newspaper ad, on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as Homeowners Associations within 185' and 1000', respectively.

Locator maps and 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: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



## Strategic & Comprehensive Plan Impact

### [Strategic Plan Impacts:](#)

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### [Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
10/4/21	Set annexation public hearing. (R157-21)

## Suggested Council Action

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