



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: 840 N. Strawn Road Annexation Public Hearing (Case #18-47)

## Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation of approximately 47 acres of land generally located southeast of the intersection I-70 Drive SW and Strawn Road and addressed 840 N. Strawn Road.

## Discussion

The applicant, the City of Columbia (owner), requests annexation of 47 acres Boone County R-S (Single-Family Residential) zoned land into the City of Columbia. The property (including a vacant house) was donated and accepted by the City Council on March 20, 2017. The City is seeking R-1 (Single Family Residential) zoning as permanent City Zoning. 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 proposed annexation and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The Columbia Imagined Comprehensive Plan identifies annexation considerations which include the goal of promoting a compact and contiguous municipal boundary and efficient and well-planned infrastructure investments within the Urban Services Area. The subject site is contiguous to the city's boundary on three sides (west, south and east) and is located within the Urban Services Area.

The property is capable of being served by city utilities upon annexation. The subject site is currently serviced by Consolidated Water District 1; however, the site is located in the City's water utility service area. A public water main extension would be required prior to future site improvements. In a recent report, the Columbia Utilities Department estimated that an extension of water main (typically eight-inch diameter) sufficient to deliver fire flows to the property would cost approximately \$580,000. There is presently City of Columbia sanitary sewer along the southern perimeter of the tract, and the property is in the City's electric service area.

Other City services that will be provided upon annexation include Solid Waste, Fire and Police. City Fire Station Number 2, 1212 West Worley Street, is the closest fire station, approximately 2.5 miles to the east. Strawn Road Park is to the west of the site.

The property is improved with a vacant single-family house. Prior to the March 2017 conveyance, the house had been stripped of many fixtures and wall and floor coverings. The house would require extensive rehabilitation if it were to be re-used. Surrounding uses



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include agriculture, single family residential, open space/Strawn Road Park, and a salvage yard with County industrial zoning. Harmony Creek meanders on and off the west side of the property and there is FP-O (Floodplain Overlay) zoning to the west, south and east sides of the property.

The property has access from Strawn Road and I-70 Drive Southwest. The 2011 Scott Boulevard Access Justification Study (AJR) shows the alignment of the Scott Boulevard extension and associated interchange improvements crossing the property. The annexation and permanent zoning of the property is being concurrently processed with a two-lot final subdivision plat (Case #18-48) which will dedicate right-of-way for the proposed future extension as shown on the CATSO Major Roadway Plan and the generalized corridor plan identified in the AJR.

Strawn Road is a rural two-lane road generally lacking shoulders, curbs and gutters, and sidewalks (except in areas of recent subdivision). When fully improved, complete with the Scott Boulevard extension, the majority of the subject tract will be a candidate for commercialization, considering its proximity and accessibility to the I-70 Corridor. As the City formulates a plan for future development of the property, the City Council may direct further redevelopment actions such as resubdivision, rezoning, and capital improvements, each of which are subject to additional public input processes and land use evaluations. Improvement costs associated with this potential future development may be part of subsequent proposals and actions.

At its October 16, 2017 meeting, the Council directed staff to solicit public input regarding potential future uses of the property. Additionally, Council directed staff to prepare this annexation petition and the associated two-lot subdivision plat. In response to this direction, three public information and input meetings were held in addition to the March 8, 2018, Planning and Zoning Commission public hearing. Five newspaper ads were run advertising the input meetings and the public hearing, and information was sent to property owners and neighborhood associations within 1,000 feet of the subject site.

Public input received to date has primarily requested the Council consider commercial zoning to support an animal shelter on-site. Additional input has requested opportunities for other non-profits and services to have consideration as the site develops in the future.

This annexation request has been reviewed for consistency with the Columbia Imagined Comprehensive Plan, the CATSO Long Range Transportation Plan, the Unified Development Code, and state statutes. The requested assignment of R-1 zoning is appropriate at this time considering the low-density, rural character of the property, the adjacent land use pattern, and is consistent in terms of developable density with the existing County R-S zoning.

The Planning and Zoning Commission considered the proposed annexation and permanent zoning (Case #18-47) and 2-lot final plat (Case #18-48) at their March 8, 2018 meeting. The Commission voted (9-0) to permanently zone the property R-1 and approve the final plat.



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Locator maps and adjacent County and City 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 infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City or the responsibility of developers under development agreement(s). Future impacts may or may not be offset by increased user fees, 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
10/16/2017	REP80-17 - Council Directs Staff to Prepare a 2-Lot Plat and Annexation and Permanent Zoning Request
03/20/2017	B83-17- Authorizing a charitable contribution agreement with the Larry W. Potterfield Revocable Trust for the donation of approximately 47 acres of property located at 840 N. Strawn Road
04/16/2018	R51-18 – Set annexation public hearing

## Suggested Council Action

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