



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 4, 2022

Re: Fike Properties, LLC Annexation – Public Hearing (Case #121-2022)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 5.34-acres of land, generally located on the north side of Prathersville Road, east of Missouri Route 763.

Discussion

Fike Properties, LLC (owner) is seeking approval to permanently zone approximately 5.34-acres as City IG (Industrial) from County M-LP (Planned Light Industrial) and County R-M (Moderate Density Residential). The property is located approximately 700' east of Route 763 on the north frontage of East Prathersville Road.

Per State Statute, a public hearing must be held prior to final action being taken on the annexation of the 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 #92-2022, the permanent zoning request, is being introduced concurrently on the Council's April 4 agenda.

The site consists of two parcels that are presently vacant and zoned Boone County M-LP and R-M. The requested City IG zoning is considered equivalent to the uses permitted by the existing M-LP zoning. The applicant seeks to build a warehouse and office facility for Heartland Stone. The property is concurrently being proposed to be platted into a single lot under Case # 93-2022, also being introduced on the April 4 Council agenda, to confer legal lot status upon it.

The property is contiguous to the City's corporate limits on its western and southern property lines. The site is located within the Urban Services Area as depicted in Columbia Imagined and would require connecting the site to an 8" BCRSD maintained sewer line on property to the east. Upon connection the property would be a City customer. Water would be served by the City. Boone Electric currently serves the site via an overhead power line on the northern portion of the property. Fire protection services would be provided jointly by City and County Fire Departments.

The property has frontage on Prathersville Road, a County-maintained roadway, classified as a Major Collector that is considered unimproved (no curb or gutters). Any work within the right-of-way will require a Boone County permit. Sidewalks do not exist along the street frontage and if annexed would be required to be installed by the owner, unless waived, as



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part of the City's building permitting process. No request for waiver of sidewalk construction was presented with the concurrent final plat.

City services provided upon annexation would include sewer (via BCRSD), water, solid waste, and police. Fire protection services would be provided jointly by the City of Columbia and the Boone County Fire Protection District. City fire protection services would be provided by City Station #9, located along Blue Ridge Road approximately 4.6-miles south of the subject site. County fire protection services would be provided by County Station #5, located approximately 700' east of the site on Prathersville Road.

The Planning and Zoning Commission considered the permanent zoning and final plat request at their March 10, 2022 meeting. Following the required public hearings, the Commission voted to approve both requests by a vote of (8-0). The Planning and Zoning Commission staff reports as well as meeting excerpts will accompany the introduction of the permanent zoning (Case #92-2022) and the final plat (Case # 93-2022).

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's March 10 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 surrounding 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



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Legislative History

Date	Action
3/21/22	Set annexation public hearing. (R33-22)

Suggested Council Action

Hold the public hearing as required by State Statute requirements.