



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 3, 2024

Re: Richland Olivet Farms, LLC Annexation – Public Hearing (Case # 164-2024)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 29.68 acres of land located on the west side of Olivet Road, south of property address as 251 Olivet Road.

Discussion

Crockett Engineering (agent), on behalf of Richland Olivet Farms L.L.C (owner), seeks approval of the annexation and permanent R-1 zoning of 29.68-acres of property located on the west side of Olivet Road approximately 1/4-mile south of its intersection with Richland Road and south of property addressed as 251 Olivet Road. The bulk of the subject site is currently zoned Boone County A-R (Ag-Residential), with three small, distinct areas of Boone County A-1 (Agriculture) zoning on the southern edge of the parcel, along the South Fork of the Grindstone Creek.

The applicants recently annexed and permanently zoned the approximate 103-acre parcel immediately to the northwest and obtained approval for the, "Richland Estates," preliminary plat. A concurrent request (Case # 142-2024) seeks approval of a revised preliminary plat for this development by adding the subject acreage into the approved development. The revised preliminary plat would increase the total number of single-family residential lots from 160 to 272 lots. The subject acreage was previously secured preliminary plat approval as Oak Mill Estates, a 19-lot single-family subdivision with one additional common lot, from Boone County. The preliminary plat never began development and was acquired by the applicant.

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.

The site is located within the City's Urban Services Area and designated as being located within a "Neighborhood" district as defined by the Columbia Imagined Comprehensive Plan. Sewer will be provided by the City upon annexation, although a sewer main extension will be required. Per PR 115-97A, the parcel is required to annex into the City to receive sanitary service, given the site is contiguous with the municipal limits. Future lot connections to public sewer will be subject to standard connection fees and recurring monthly charges as established by the City Code, and construction of required public infrastructure shall conform to city specifications and standards.



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The property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by Public Water Supply District # 9. There are no known capacity issues associated with the utility services to be provided to the site. Fire protection, upon annexation, would be provided the City of Columbia with mutual-aid provided by the Boone County Fire Protection District.

The existing Richland Estates Preliminary Plat is subject to a development agreement which contains several developer obligations associated with off-site transportation infrastructure improvements and contributions. Given the subject acreage is intended to be added to the existing Richland Estates development, an updated traffic impact analysis was required. The findings of this update did not identify additional transportation infrastructure improvements beyond those previously identified within the approved development agreement.

While no new transportation infrastructure improvements have been identified as being triggered by the expansion of the proposed residential development, a new development agreement will accompany the revised and expanded preliminary plat. The new agreement will contain an adjusted monetary contribution for the construction of a future roundabout at the intersection of Richland Road/Grace Lane/Rolling Hills Road as well as will be modified to include only the transportation infrastructure improvements directly associated with the residential section of the Richland Estates development. The agreement will be submitted concurrently with the revised preliminary plat (Case # 142-2024), under separate cover, as part of the Council's June 17th agenda.

The Planning and Zoning Commission considered the request for permanent zoning (Case # 141-2024) at its May 9, 2024 meeting. The full Planning and Zoning Commission staff report, associated attachments, and meeting minute excerpts relating to that matter are being introduced concurrently, under separate cover, with this public hearing request.

Public notice relating to the proposed permanent zoning was provided 15 days in advance (April 23, 2024) of the Commission's May 9th meeting via a published newspaper ad. Furthermore, 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, were provided 15 days in advance of the Planning Commission's May 9th public hearing.

Locator maps and annexation petition, and zoning exhibit are attached.



Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant. Depending on construction completion, additional costs may be incurred for maintenance of newly installed infrastructure and increased public safety and service provision (i.e. trash collection). Incurred costs are dependent on subdivision development.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
05/20/24	Set public hearing on annexation. (R100-24)

Suggested Council Action

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