



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 16, 2020

Re: 200 W. Old Plank Road Annexation - Set Public Hearing (Case #206-2020)

Executive Summary

Approval would set December 7, 2020 as the public hearing date for the voluntary annexation of 2.4 acres addressed as 200 Old Plank Road as required per State Statute. The subject property is located on the south side of Old Plank Road approximately 250 feet west of the intersection of Old Plank Road and Bethel Church Road.

Discussion

The applicant, Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owners), seeks to permanently zone 2.4 acres of land to City R-MF (Multiple-Family Residential) from County R-M (Multi-Family Residential) upon annexation. The subject site is addressed 200 W. Old Plank Road. The permanent zoning request is Case #02-2021, and is scheduled for a first reading on December 7, 2020.

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 property does not meet the definition of a "legal lot" and any future development proposals would necessitate a platting action prior to the issuance of a building permit. This would include dedication of additional right-of-way for Old Plank Road, which is substandard. The subject property is presently located within the boundaries of the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. Water is provided by Consolidated Water, and electric service is provided by Boone Electric. There is existing sewer service to the site, but future development may require an extension. Costs for utility extensions would typically be the responsibility of the developer.

City services that will be provided in the future upon annexation include sewer, solid waste, and police. Fire protection services would be shared by the City of Columbia and the Boone County Fire Protection District. Pursuant to State legislation property annexed into the City is not removed from the Fire Protection District's service territory. Currently, the nearest fire station to the site is County Station #8, located approximately .4 miles away to the southeast near the intersection of Bethel Church Road and Route K.

The subject property lies within Consolidated Public Water Service District service territory, who maintains a 12" main across the northern edge of the subject property along its Old Plank Road frontage. City Sewer will be provided to the site via an 8" Boone County



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Regional Sewer District main from the southeast, which then flows into the City system for treatment. City Sewer Staff have indicated that the capacity exists to sufficiently serve the site post-redevelopment.

The proposed annexation is generally consistent with the goals and objectives of Columbia Imagined, and is compatible with adjacent land uses. The annexation will promote infill development where infrastructure exists. The property is compact and contiguous, and lies within a gap the City's boundaries. The subject property is surrounded by annexed properties in all directions, and is contiguous to the north and south.

The Planning and Zoning Commission considered the permanent zoning request at their November 5, 2020 meeting. The full staff reports and minutes associated with the Planning and Zoning Commission's hearing will accompany the introduction of the permanent zoning (#02-2021) on the December 7, 2020 Council agenda.

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: Public infrastructure maintenance associated with sanitary sewer 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: 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 |
|------|--------|
| NA | NA |

Suggested Council Action

Set the date of the required annexation public hearing for December 7, 2020.