



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 7, 2019

Re: Armstrong Unitrust Annexation - Set Public Hearing (Case #227-2019)

Executive Summary

Approval would set October 21, 2019 as the public hearing date for the voluntary annexation of 18.06 acres of land generally located at the southwest corner of Clark Lane and St. Charles Road, and includes property addressed 5406 Clark Lane, as required per State Statute.

Discussion

The Van Matre Law Firm (agent), on behalf of the Donna Jean Armstrong Unitrust (owner), is seeking approval to permanently zone their 18.06 acres from County CG (General Commercial) to 15.37 acres of City M-C (Mixed-use Corridor) and 2.69 acres of City M-N (Mixed Use-Neighborhood), upon annexation. The subject site is located at the southwest corner of Clark Lane and St. Charles Road, and includes property addressed 5406 Clark Lane.

Case #195-2019, the permanent zoning request, associated with this action is scheduled for introduction before Council on October 21. Associated with the permanent zoning are two additional items Case #194-2019 and Case #196-2019. Case #194-2019 is a rezoning request of an existing City property to the west of the permanent zoning acreage from A (Agriculture) to M-N (Mixed-use Neighborhood) scheduled for introduction on October 21. Case #196-2019 proposes a 6-lot preliminary plat encompassing the acreages of both the Cases #194-2019 and #195-2019 and is scheduled for introduction/approval on November 4.

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 request includes two separate parcels of land that are under common ownership. As reflected on the attached Permanent Zoning Exhibit, the eastern portion of the property would be zoned M-C, with the remaining almost three acres on the west side of the site zoned M-N. The existing County zoning is C-G, which permits commercial uses. The subject acreage is contiguous to the City's municipal boundary on the entire south, east and west property lines, which measure approximately 900, 700 and 600 feet in length, respectively. The site is currently not in use, but does include an existing single-family residential dwelling that is unoccupied at this time.



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The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to City sanitary sewer service near the southwest corner of the property. Water service is provided by the City and service is available along the south side of Clark Lane and on the east side of St. Charles Road by a 12-inch main. Electric service is provided by Boone Electric, and there is existing service to the site now.

Clark Lane is an improved street with approximately 50 feet of pavement that includes two traffic lanes, a turn lane, and bike lanes. St. Charles Road is partially improved, with pavement widths that vary from approximately 38 feet to 54 feet in width. The intersection of the two streets is also improved with a roundabout. No internal public streets are planned for this site.

The CATSO Major Roadway Plan (MRP) identifies both streets as minor arterials, which requires 84-100 feet of right of way. The future subdivision of property, which will be required for any new development, will require the dedication of the necessary right of way for arterials and the construction of sidewalks/pedways where not currently constructed along St. Charles Road. Also worth noting is that additional right of way will be dedicated for the potential expansion of the roundabout in the future.

Other City services that would be provided upon annexation include Solid Waste, and Police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. State legislation provides that 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 #1, located approximately 1,000 feet east of the site along St. Charles Road. The nearest City station is Columbia Fire Station #5, located approximately $\frac{3}{4}$ of a mile to the west near the corner of Clark Lane and Ballenger Lane.

The Planning and Zoning Commission considered the permanent zoning request at their September 19, 2019 meeting. The Commission voted (8-0) to permanently zone the property M-N and M-C as requested. The full staff report and minutes associated with the Planning and Zoning Commission's hearing will accompany the introduction of the permanent zoning (Case #195-2019) on the October 21 Council agenda.

Locator maps, Permanent Zoning Exhibit, and adjacent 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 impacts may or may not be offset by increased user fees and/or property tax collections.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, 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 October 21, 2019.