



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 4, 2021

Re: Erickson Tract Annexation on I-70 Drive SE – Set Public Hearing (Case #307-2021)

Executive Summary

Approval would set October 18, 2021 as the public hearing date for the voluntary annexation of 0.9-acres of land, generally located on the southern frontage of I-70 Drive SE directly southwest of the I-70 and St. Charles Road interchange, as required per State Statute.

Discussion

Haden & Colbert (agent), on behalf of Nan Erickson (owner), is seeking approval to permanently zone approximately 0.9-acres as City M-C (Mixed-Use Corridor) from County C-G (General Commercial). The unimproved property is located on the southern frontage of I-70 Drive SE directly southwest of the I-70 and St. Charles Road interchange.

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.

Case #271-2021, the permanent zoning request associated with this action, is scheduled for introduction before Council on October 18, 2021. The existing County zoning is County C-G (General Commercial). The subject acreage is contiguous to the City's municipal boundary along its north, east, and west property lines. The property is unplatted and does not meet the definition of a "legal lot". Any future improvement would necessitate a platting action prior to issuance of a building permit.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to the City of Columbia's sanitary sewer via the adjacent parcel to the west. Connection to this City sewer line requires permission from BCRSD as the City line flows into a BCRSD pump station to the south. The site would be served by Public Water District 9 and Boone Electric Cooperative for water and electric, respectively. Facilities for both utilities will have to be extended to the site at the owner's expense.

The property has frontage on I-70 Drive SE which is classified as a Major Collector and is considered unimproved (no curb or gutters). Staff is aware of MoDOT concerns with this parcel's access to I-70 Drive SE which is a MoDOT maintained roadway. Any work within the right-of-way will require a MoDOT permit. Comments received from MoDOT regarding the future development of this site indicate that access to the site will need to be taken from an adjoining parcel. The required platting action to create a legal lot would involve the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

submission of a performance contract that would address sidewalk and public utility installation obligations as well as would ensure dedication of sufficient right-of-way for I-70 Drive SE and necessary utility easements.

City services provided upon annexation would include sewer, solid waste, police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. City fire protection services would be provided by City Station #5, located along Ballenger Lane approximately 0.75 miles northwest of the subject site. County fire protection services would be provided by County Station #1, located approximately 0.5 miles northeast of the site on East St. Charles Road.

The Planning and Zoning Commission is scheduled to considered the permanent zoning of the subject property at their September 23, 2021 meeting. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the introduction of the permanent zoning (Case #271-2021) on the October 18th Council agenda.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's September 23 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 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



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for October 18, 2021.