



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2022

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

Executive Summary

Approval would set April 4, 2022 as the public hearing date for the voluntary 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 (Multiple-Family Dwelling). 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 associated with this action, is scheduled for introduction before Council on April 4. 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 platted into a single lot under Case # 93-2022 as to confer legal lot status.

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 the property to the east and then becoming a customer of City sewer. 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 part of the City's building permitting process.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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 is scheduled to consider the permanent zoning of the subject property at their March 10, 2022 meeting. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the introduction of the permanent zoning (Case #92-2022) on the April 4 Council agenda.

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set the date of the required annexation public hearing for April 4, 2022.