



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 21, 2020

Re: 4000 Bradbury Dr. Annexation - Public Hearing (Case #161-2020)

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 2.87 acres of land generally located 0.25 miles south of the intersection of Kipling Way and St. Charles Road and addressed as 4000 Bradbury Drive. The request for permanent zoning is scheduled to be heard concurrently on September 21, 2020 as Case #143-2020.

## Discussion

The applicant, Crockett Engineering Consultants (agent), on behalf of Troy and Shirley Miller (owners), is seeking to annex and permanently zone 2.87 acres to R-1 (One-family Dwelling) from County R-S (Single-Family Residential) upon annexation. The subject site is addressed 4000 Bradbury Drive.

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 permanent zoning request is Case #143-2020 and is scheduled for first reading on September 21, 2020. The existing County R-S (Single-Family Residential) zoning is considered comparable to the requested City R-1. The subject acreage is contiguous to the City's municipal boundary along its north and west property lines.

The subject property is a single 2.87 acre tract that is the remnant parent parcel of the Wellington Manor subdivision. The property is unplatted and any future development proposals would require a platting action prior to the issuance of a building permit. At this time there is no new development proposed by the applicant upon the property.

The property is improved with a home and obtains its access from Bradbury Drive – a City-maintained local residential street terminating in a fully constructed cul-de-sac. Any division of the property would require a platting action which would trigger installation of uninstalled sidewalk along the parcel's Bradbury roadway frontage. It should be noted no additional division of the property is proposed at this time and no new public streets are planned or required to be constructed upon annexation of the site.

This property is presently contained in the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. The site has access to City sewer mains along the western



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701 East Broadway, Columbia, Missouri 65201

boundary of the property and north of Bradbury Drive. The site is presently connected to an existing on-site lagoon. Annexation of the property would permit the property owners to connect the existing home to public sewer and close the existing lagoon which is currently adjacent to developed single family dwellings. There are no known sewer capacity issues within the area.

Electric service is provided by Boone Electric, which uses a single-phase underground distribution line located on the southwest side of the property. The site is within the Public Water Supply District 9 territory, which has a 4-inch line running through the site, as well as a 6-inch line on the north side of Bradbury Drive. There is one hydrant just north of the property across Bradbury Drive.

City services to be provided upon annexation would include sewer, 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. County fire protection services would be provided by County Station #1, located approximately 2.02 miles northeast of the site near the I-70 and St. Charles Road interchange. City fire protection services would be provided by City Station #5, located along Ballenger Lane approximately 1.37 miles north of the subject site.

Staff received public correspondence, prior to the scheduled hearing of Case #143-2020, concerning street construction and the creation of additional lots. These comments arose from a prior concept review in which the subject site was proposed to be subdivided into three R-1 lots.

At this time, the proposed 3-lot subdivision is not being pursued and no additional lots are not being created. As such, the potential requirement that additional street connectivity/ construction (the general subject of all submitted public comment) be undertaken is not required. The subject site is contiguous to public infrastructure and is effectively part of the Wellington Manor Subdivision. Approval of the requested annexation would ensure the parcel has the ability to connect to city sewer and otherwise be subject to city development regulations.

The Planning and Zoning Commission considered the permanent zoning request at their August 6, 2020 meeting. After hearing public comments and clarification by staff, the Commission voted in favor of the requested zoning of R-1, upon annexation, by a vote of 8-0. The full staff report and minutes associated with the Planning and Zoning Commission's hearing are attached to Case #143-2020.

Locator maps 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 roadway improvements may be at the expense of the City. 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   |
|----------|--|
| 9/8/2020 | Approved 9/21/2020 as the public hearing date for voluntary annexation of 4000 Bradbury Drive. (Res. 103-20) |

## Suggested Council Action

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