



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 4, 2017

Re: The Brooks of Columbia, LLC Annexation Public Hearing (Case #17-76)

## Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation of approximately 161.84 acres of land located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road.

## Discussion

The applicant, Crockett Engineering Consultants (agent) has requested on behalf of The Brooks of Columbia, LLC (owners) to annex 161.84 acres into the City of Columbia and apply R-1 (One-family Dwelling District) as permanent zoning. 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 nearly 162-acre property and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The subject acreage is contiguous to the City's municipal boundary on the entirety of its north property line, which is approximately 3,300 feet. It is also adjacent to portions of the City's municipal boundary along its southern boundary across of State Route WW. The request includes three separate parcels of land that are currently zoned Boone County A-R (Agricultural-Residential District) which are vacant. A concurrent request (Case # 17-77) is being reviewed for a proposed 423-lot preliminary plat that is to be considered by Council at its December 18 meeting.

The subject site is within the Urban Service Area as presented in Columbia Imagined, but does not have current service. To provide sanitary service, the developer would need to install approximately 1,200 feet of gravity sewer main to connect to the City's 30-inch sewer main running along the Grindstone Creek North Fork. There are no known sewer utility capacity limitations that would limit the applicant's ability to connect to the existing sewer; therefore, provided the sewer main is extended and additional off-site easements are acquired the property is considered capable of being served by the sewer utility.

The property is located outside of the City's service territories for water and electric service. Water service is provided by Public Water Supply District 9 with an existing water main along State Route WW, and existing service is expected to be adequate to serve future development. Boone Electric is the electric service provider for this site.

The primary access for the site will be from State Route WW, a MoDOT maintained roadway. The existing street is an unimproved two-lane road with approximately 24 feet of pavement



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

width except where the width has been expanded near the intersection of Elk Park Drive to accommodate additional pavement width for turn lanes.

The CATSO Major Roadway Plan (MRP) identifies the street as a minor arterial, which requires a minimum total right of way of 100 feet that would be improved with 40-feet of pavement as well as sidewalks and pedways. The future subdivision of property will require the dedication of additional half-width right of way for a minor arterial. The submitted preliminary plat reflects the required right of way dedication which would be dedicated upon submission of the final plat.

The site would also include access to the northeast with the future completion of Hoylake Drive, a major collector street that is located within *The Brooks, Plat No. 1* subdivision. The extension of Hoylake Drive through the subject property is shown on the CATSO MRP as a major collector intended to provide a through connection between State Route WW and Rolling Hills Road.

Other City services to be provided upon annexation include Solid Waste, Fire and Police. Currently, the closest fire station to the site would be Boone County Station #12, which is located directly west of the site.

The Planning and Zoning Commission considered this proposal at their November 9, 2017 meeting. The Commission voted (8-0) to permanently zone the property R-1 as requested.

The 423-lot preliminary plat (Case #17-77) was also considered concurrently with the permanent zoning request. The Commission voted to recommend approval of the preliminary plat (8-0). The full staff report and minutes associated with the Planning and Zoning Commission's hearing will accompany the introduction of each of these items at the December 4 and December 18 Council meetings, respectively.

Locator 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 off-site roadway improvements (i.e. upgrades to State Route WW) may be at the expense of the City. Future impacts may or may not be offset by increased user fees or property tax collections.



## Strategic & Comprehensive Plan Impacts

### [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                                  |
|------------|---|
| 11/20/2017 | Set annexation public hearing (R158-17) |

## Suggested Council Action

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