



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 15, 2021

Re: 4000 South Bearfield Road Annexation – Public Hearing (Case #7-2022)

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 0.65-acres of land addressed as 4000 Bearfield Road and generally located south of the intersection of E. Nifong Boulevard and S. Bearfield Road as required per State Statute.

## Discussion

Crockett Engineering (agent), on behalf of Central Missouri Subcontracting Enterprises (CMSE) (owner), seeks approval to permanently zone approximately 0.65-acres as City M-OF (Mixed-Use Office) from County A-1 (Agriculture). The property is improved with a gravel parking lot and is located on the eastern frontage of South Bearfield Road south of Nifong Boulevard and is immediately west of the existing CMSE "Giving Gardens" production facility.

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 #304-2021, the permanent zoning request associated with this action, is being introduced concurrently on the Council's November 15, 2021 agenda. The existing County zoning is A-1 (Agriculture) which is inconsistent with the proposed City M-OF zoning. The applicant acquired the site following its decommissioning as a former water pump substation site. The purpose of the acquisition was to facilitate expansion of the CMSE operations to the east which are within City limits and zoned IG (Industrial). The proposed M-OF would act as a "transitional" buffer between the residential development to the west.

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 upon the site 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 would obtain access to the City of Columbia's sanitary sewer via extension of an 8" main across the property to the north, also held in ownership by CMSE. Such extension would be at the cost of the applicant. Per Policy Resolution # 115-97A the proposed connection to the City's sanitary system requires that the annexation be approved given the parcel is contiguous with the municipal boundary. If annexed, the City would have the option to provide electric service to the site. Currently, Boone Electric maintains a 3-phase overhead



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701 East Broadway, Columbia, Missouri 65201

line on-site. Water would be provided to the site by an existing City 8" main located on the south side of the site.

The property has frontage on South Bearfield Road which is classified as a Major Collector and is considered unimproved (no curb or gutters). The required platting action to create a legal lot would involve the 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 and necessary utility easements.

City services 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. City fire protection services would be provided by City Station #8, located along Nifong Blvd approximately 0.3 miles northwest. County fire protection services would be provided by County Station #15, located approximately 2.78 miles southeast of the site on Ponderosa Street.

The Planning and Zoning Commission considered the permanent zoning of the subject property at their October 21, 2021 meeting. The Commission inquired as to why the property was requesting annexation and City zoning. Staff and the applicant indicated that the site is not currently served by public sewer and future development would require connection to City Sewer which triggered the need for annexation. Following additional discussion about the annexation and that the Commission's consideration of the appropriateness of such action was not within their purview, the Commission voted in favor of the requested "M-OF" zoning, upon annexation, by a vote of 8-0. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the introduction of the permanent zoning case (Case #304-2021).

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's October 21 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

## Legislative History

Date	Action
11/1/21	Set annexation public hearing. (R169-21)

## Suggested Council Action

Hold the required public hearing as required by State Statute requirements.