



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 7, 2016

Re: Breckenridge Park – Annexation Public Hearing (Case #16-178)

Executive Summary

Tompkins Homes & Development, Inc.; Glen Smith Trust and Lillie Beatrice Smith Trust have petitioned the city for the annexation of approximately 90 acres located 3,000 feet west of Scott Boulevard. Council has set a public hearing for November 7, 2016 that will meet the State Statute public hearing requirements for the proposed annexation. The tract is proposed to be zoned R-1 One-family dwelling district upon annexation with preliminary plat approval for a residential subdivision to be called Breckinridge Park.

Discussion

Per State Statute a public hearing for the purpose of receiving public comment must be held prior to final action being taken on the annexation of property into the corporate limits. This hearing is being held to receive public comments on the proposed annexation of 90.8 acres located at the west end of Smith Drive and to consider if such action is a reasonable and necessary expansion of the city's corporate limits.

The subject acreage is contiguous to the city on its eastern boundary and partially along its northern boundary. The site is proposed to be permanently zoned R-1 (One-family Dwelling) which is consistent with the site's current Boone County R-S (Single-family Residential) zoning.

Extension of city sewer service is sought to support a proposed 133-lot single-family subdivision (Case #16-179) that will be considered by Council at its November 21 meeting. Per Policy Resolution 115-97A the requested the requested annexation is required to permit connection to the City's sanitary sewer.

In addition to the proposed annexation, permanent zoning, and preliminary plat, the applicant has agreed to enter into a development agreement with the City that establishes public infrastructure obligations and performance triggers as a means of addressing future development impacts on the existing City infrastructure systems, specifically the transportation network.

The parcel is currently improved with one single-family home with accompanying accessory structures. The existing use would be considered a permitted use under the requested permanent zoning.

Water service is provided by the City and the site can be served by service lines located at the terminus of Smith (an 8-inch line) and Whitefish (a 6-inch line). The City is also the electric service provider for this site, and the site can be served as a single-family development.



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The subject site is not presently contained within the Urban Service Area as represented in *Columbia Imagined*. This does not prevent the annexation of the property as *Columbia Imagined* lays out possible considerations when analyzing a site that is outside of the Urban Service Area. The City is capable of providing services to the subject tract as it has for adjacent subdivisions.

The site is near several existing city subdivisions, and is located generally along the western edge of City development – the east slopes of the Perche Creek bottoms. The site could be considered a logical extension of the City limits, and perhaps should have initially been included in the Urban Service Area. Initial plans for a sanitary connection to serve the site include utilizing the Perche Creek 60-inch main, which currently has capacity.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Smith Road is currently identified as a collector street and is an improved street maintained by the City.

On its October 6 meeting, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and recommended approval (7-0). The 133-lot preliminary plat (#16-179) was also considered concurrently and recommended for approval (7-0). The full Planning and Zoning Commission staff report associated with the preliminary plat will be available with its introduction on the November 21, 2016 Council meeting.

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 impacts may be offset by increased user fees, property tax collections, and payments required per the development agreement.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/17/2016	Resolution R151-16: Approval to set annexation public hearing for November 7, 2016
10/6/2016	Planning and Zoning Commission recommended R-1 as permanent City zoning and approval of the 133-lot preliminary plat, pending annexation (7-0)

Suggested Council Action

Hold the public hearing for the annexation as required by State Statute as the annexation would be consistent with the goals and objectives of a compact and contiguous municipal boundary.