



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2020

Re: Reliable Community Bancshares, Inc. Annexation Public Hearing (Case #117-2020)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of a total of 2.1 acres of land generally located at the southeast corner of Highway WW and Elk Park Drive.

Discussion

Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc. (owner) is seeking to permanently zone 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive.

Case #76-2020, the permanent zoning request associated with this action, is tentatively scheduled for introduction before Council on June 1. Associated with the annexation and permanent zoning are two additional items to be introduced on June 1 - Case #77-2020 and Case #78-2020. Case #77-2020 is a request for a conditional use permit to allow Light Vehicle Service and Repair uses for a gas station and convenience store, and to allow a drive-up as an accessory use to a financial institution (bank), both of which are conditional uses in M-N. Case #78-2020 is a request to combine the two existing lots on the subject site into one lot.

The request includes two separate lots that currently exist in the County, both of which are vacant. The existing County zoning is County C-GP (Planned Commercial). The subject acreage is contiguous to the City's municipal boundary along its north and west property lines.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to Boone County Regional Sewer District sewer mains. Per a connection agreement between BCRSD and the City, BCRSD will retain this site as a customer; however annexation into the City is required.

Electric service is provided by Boone Electric, which has an overhead 3-phase power line that runs parallel to Highway WW. The site is within Public Water Supply District 9 territory, which has an 8-inch line adjacent to the site, as well as 12-inch main on the north side of Highway WW. There are two hydrants on the property.

Highway WW runs along the north side of the site and is maintained by MoDOT as a 44-foot wide roadway with two traffic lanes, a turn lane, and bike lanes. Elk Park Drive is a County-



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maintained roadway located along the south and west sides of the site. The roadway is improved with a variable pavement width that generally measures 40 feet. No additional public streets are planned for this site.

The CATSO Major Roadway Plan (MRP) identifies Highway WW as a minor arterial, which requires 84-100 feet of right of way. No additional ROW will be required along Hwy WW as there is currently 50-feet of half-width adjacent to this site. Additional ROW for Elk Park Drive near the northwest corner of the site will be required due a prior widening of the roadway that was not previously obtained. Dedication of the additional right of way will occur upon recording of the final plat (Case #78-2020).

City services to be provided upon annexation will include Solid Waste collection 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. Currently, the nearest fire station to the site is County Station #12, located approximately 1,800 feet west of the site along Highway WW.

The Planning and Zoning Commission considered the permanent zoning of the subject parcel at their May 21, 2020 meeting. The full staff report and minutes associated with the Planning and Zoning Commission's hearing will accompany the introduction of the permanent zoning (#76-2020) on the June 1 Council agenda.

Locator maps 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 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



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Legislative History

Date	Action
May 18, 2020	Passed a resolution to set a public hearing for June 1, 2020. (Res. 65-20)

Suggested Council Action

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