



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 - Annexation, Permanent Zoning, Development Agreement (Case #17-76)

Executive Summary

Approval of this request will result in the annexation and permanent zoning of 161.84 acres of property to City R-1 (One-family Dwelling), located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road. Approval of this request would also authorize the City to enter into a development agreement with the property owner, establishing public infrastructure obligations associated with the proposed annexation and future site development.

Discussion

Overview -

The applicant, Crockett Engineering Consultants (agent) has requested on behalf of The Brooks of Columbia, LLC (owners) to annex 161.84 acres of Boone County A-R (Agricultural-Residential District) zoned land into the City of Columbia and apply R-1 (One-Family Dwelling District) as permanent zoning. The subject site is located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road.

Accompanying this request is a proposed development agreement that establishes public infrastructure obligations as a means of addressing future development impacts on the existing City infrastructure systems. Additionally, the applicant has requested a concurrent approval of a 423-lot preliminary plat (Case #17-77) that is to be considered by Council at its December 18 meeting.

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. The site has previously been used for agriculture purposes.

The site is bordered on the east and west by similarly zoned County A-R zoned property, which requires a one half-acre minimum lot size. The site to the east is developed with a single-family subdivision and to the west is a County fire station, as well as some undeveloped property. PD (Planned Development) zoning to the north is spread across several parcels. The far eastern PD parcel is developing with single-family uses, and the remaining parcels are vacant; however, they are approved for similar development.



There are multiple zoning districts south of the site. Southwest is property zoned County R-M (Moderate Density Residential) which is improved with New Haven Elementary School. South and east of the school is PD zoning, County A-1 (improved with a single-family house), R-1 (within the Vineyards subdivision), and three County C-GP (planned commercial) lots including the Elks Lodge.

Annexation Considerations -

Approval of this request would result in the annexation of approximately 162 acres into the City's corporate limits. The subject acreage is within the Urban Service Area as presented in Columbia Imagined and has access to City sewer. Water and electric services are provided by the Water District and Boone Electric Cooperative.

The primary access for the site will be from State Route WW (WW), a MoDOT maintained roadway. Existing WW is an unimproved two-lane road with approximately 24 feet of pavement width except near the intersection of Elk Park Drive where there is additional pavement width for turn lanes. WW is identified as a minor arterial requiring a minimum total right of way of 100 feet which would be improved with 40-feet of pavement as well as sidewalks and pedways. The future subdivision of the property will dedicate additional half-width right of way for a minor arterial.

Expansion of the municipal limits to accommodate a development of the size and scale as that proposed is not without impact to existing city infrastructure. The City staff therefore has proposed that a development agreement accompany this requested annexation. The applicant has agreed to enter into such an agreement.

The development agreement represents an "adequate cost allocation" approach for proposed annexation requests and is intended to address the impacts that annexing the requested acreage may have upon existing city services. When drafting the terms of the development agreement, staff reviewed estimates of the cost of upgrading the existing half-width of WW. Staff then considered improvements that could be included within the development agreement that would be similar to that cost.

The agreement addresses five main items, which include: 1) installation of the fourth leg of the traffic signal at the intersection of WW and Elk Park Drive, 2) oversizing three internal development streets from local residential streets to a major collector and two neighborhood collectors, 3) grading and seeding of an 8-foot wide shoulder along the north side of WW, 4) construction of an 8-foot pedway along WW, and 5) construction of two east-bound left turn lanes on WW, as recommended by the traffic impact study (TIS) conducted for this proposal. Council approval of this annexation and zoning request would authorize the City Manager to execute the agreement (attached) on behalf of the City. The applicant has executed the agreement.



Zoning Considerations -

Application of permanent City zoning to annexed property is necessary following a determination that a subject site should become part of the City's municipal area. Consideration of permanent zoning is reviewed by the Planning and Zoning Commission with a recommendation being provided to City Council following a public hearing. The Commission evaluates the requested permanent zoning utilizing relevant comprehensive and area plans as guides for land use compatibility.

The comprehensive plan's future land use map identifies the property as being located within the "Neighborhood District" for the entire site. As such, rezoning the property to R-1 is compatible with surrounding development and consistent with the expected Future Land Use per Columbia Imagined and the East Area Plan's (EAP) residential designation. As discussed in the Planning and Zoning memo, staff identified several goals in the East Area Plan that could be more thoroughly addressed by the proposed development, such as providing more variety in housing types. But overall, the proposed R-1 zoning is considered appropriate.

The Planning and Zoning Commission (PZC) considered this request and the proposed 423-lot preliminary plat (Case #17-77) at its meeting on November 9. Staff presented its report and the applicant and their representatives gave an overview of the request. No other member of the public spoke during the public hearing. Following the public hearing and limited discussion, the Planning and Zoning Commission voted (8-0), one absent, to recommend approval of the permanent zoning pending annexation.

The Planning Commission staff report, locator maps, zoning graphic, Development Agreement (with exhibits), and meeting minutes excerpts are attached. It should be noted the preliminary plat has been revised since the public hearing to include two exit lanes at the intersection of Hoylake and State Route WW, which is consistent with the traffic study recommendation and the development agreement.

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.



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: Not Applicable

Legislative History

Date	Action
11/20/2017	Set annexation public hearing (R158-17)

Suggested Council Action

Approve the annexation and requested R-1 (One-family Dwelling) permanent zoning, and authorize the execution of a development agreement.