



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 20, 2017

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

Executive Summary

Approval would set December 4, 2017 as the public hearing date for the voluntary annexation of 161.84 acres of land located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road, as required by State Statute.

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 also is adjacent to portions of property within the City's municipal boundary to the south on the opposite side of Highway WW. The request includes three separate parcels of land, all owned by The Brooks of Columbia, LLC, that are currently zoned Boone County A-2 (Agriculture). The property is currently vacant and unimproved, and does not include any permanent principal structures. 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 (USA) as presented in Columbia Imagined, but does not have current service. To provide sanitary service upon the development of the property, the developer would likely need to connect to a 30-inch City sewer main located approximately 1,200 feet north of the site along the Grindstone Creek North Fork. This would require an extension of a gravity sewer main to the property at the applicant's expense.

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 Highway 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 Highway WW, a MoDOT maintained roadway. The existing street is an unimproved two-lane road with approximately 24 feet of pavement width, with the exception of the area near the intersection of Elk Park Drive, which includes



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additional pavement width for turn lanes. The CATSO Major Roadway Plan (MRP) identifies the street as a minor arterial, which would require a minimum total right of way of 100 feet, with a street cross section that includes up to 52 feet of roadway, as well as sidewalks and pedways. The future subdivision of property will require the dedication of the necessary right of way for a minor arterial, and the associated preliminary plat reflects the required right of way dedication, which would be dedicated with 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 CATSO MRP includes the extension of Hoylake Drive through the subject property as an extension of the major collector to provide a through connection between Highway WW and Rolling Hills Road.

Other City services that will be provided in the future upon annexation include Solid Waste, Fire and Police. Currently, the closest fire station to the site would generally 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 roadway improvements may be at the expense of the City. Future impacts may or may not be offset by increased user fees, property tax collections.

Strategic & Comprehensive Plan Impacts

[Strategic Plan Impacts:](#)

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



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[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
NA	NA

Suggested Council Action

Set the date of the required annexation public hearing for December 4, 2017.