



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2016

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

Executive Summary

Approval of this resolution would set November 7, 2016 as the public hearing date for the voluntary annexation of 90.8 acres of land located at the western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard.

Discussion

The applicant, Crockett Engineering Consultants, is requesting annexation of approximately 90.8 acres of property owned by Tompkins Homes & Development, Inc. and Glen Smith Trust and Lillie Beatrice Smith, located at the western end of Smith Drive and the western end of Whitefish Drive.

The subject property is contiguous with the city limits to the east and partially to the north, and zoned County R-S (Single-family Residential District). The applicant is requesting permanent R-1 (One-family Dwelling District) zoning for the entire property which is equivalent to the existing County zoning. Along with the annexation and permanent zoning request a concurrent request for approval of a 133-lot preliminary plat (Case #16-179) will be considered by Council at its November 21 meeting.

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.

The subject site is not presently contained within the Urban Service Area as presented in Columbia Imagined. This does not prevent the annexation of the property, and Columbia Imagined lays out possible considerations when analyzing a site that is outside of the USA. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered.

At this point, no public investment will be involved in the extension of services to the site. In addition, the applicant has agreed to a fee to offset off-site impacts that the development will create within the transportation network. These fees will be part of a proposed development agreement that will be explained in greater detail as part of the permanent zoning request that will be on the November 7 Council agenda.



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In addition to the information included in Columbia Imagined regarding the Urban Service Area, the site itself represents a parcel of property that 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 October 6, 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 with the permanent zoning request and recommended for approval (7-0). The full staff report associated with the Planning and Zoning Commission's hearing will accompany the introduction of each of these items at the November 7 and November 21 Council meetings, respectively.

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



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Legislative History

Date	Action
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

If Council finds the proposed annexation reasonable and necessary to the proper development of the city, a resolution should be passed setting November 7, 2016, as the public hearing date for this request.