



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 3, 2021

Re: 5212 Oakland Gravel Road Annexation (Northeast Regional Park Property) - Set Public Hearing (Case #153-2021)

Executive Summary

Approval would set May 17, 2021 as the public hearing date for the voluntary annexation of 135 acres of land, generally located northeast of the interchange of Brown School Road and Highway 63, as required per State Statute.

Discussion

The City of Columbia (owner) is seeking approval to permanently zone approximately 135 acres, formerly utilized as the Boone County Fairgrounds, as City "O" (Open Space) from County M-L (Light Industrial). The site is located northeast of the interchange of Brown School Road and Highway 63.

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 property and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The City seeks to designate the acreage "O" (Open Space) district in advance of future improvement of the site for expanded public park purposes. Future development of the site, given its control by the Parks and Recreation Department, will be subject to the Department's established public engagement process and will require City Council approval prior to construction of future improvements. Designation of the site "O" is appropriate due to its streamlined regulatory permitting process.

Case #114-2020, the permanent zoning request associated with this action, is scheduled for introduction before Council on May 17. The existing County zoning is County M-L (Light Industrial). The subject acreage is contiguous to the City's municipal boundary along its north, east, and south property lines.

The property is unplatted and does not meet the definition of a "legal lot." Any future improvement would necessitate a platting action prior to issuance of a building permit.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to four City sewer mains in multiple locations on site. The western main is a 24" trunkline (Bear Creek Outfall), the middle main is a standard 8" line, and the eastern lines consists of two parallel 15" mains. There are no known sewer capacity issues within the area.



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The site is served by the City Water utility via a 12" main. Electric service is provided by Boone Electric.

The property is accessed via N Oakland Gravel Road and Stark Avenue, both of which are classified as Major Collectors and are considered unimproved (no curb or gutters). A platting action would require sidewalks to be built on this property and dedication of sufficient right of way for both roadways.

It should be noted that if annexation is approved greater than 60% of the adjacent road frontages of Starke Avenue and the section of Oakland Gravel Road south of the Atkins Field entrance will be within the city limits. Currently these roadways are under Boone County maintenance jurisdiction. Given the possible shift in the jurisdictional location of the adjoining property and per current City-County agreements, transfer of ongoing maintenance responsibilities of these roadway segments may be sought by Boone County. Such transfer may result in additional municipal maintenance costs.

City services to be provided upon annexation would include sewer, water, solid waste, 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. County fire protection services would be provided by County Station #5, located approximately 1.8 miles northwest of the site near the US 63 and East Prathersville Road interchange. City fire protection services would be provided by City Station #4, located along Oakland Gravel Road approximately 2.0 miles south of the subject site.

The Planning and Zoning Commission considered the permanent zoning of the subject property at their April 22, 2021 meeting. Following limited discussion, the Commission voted in favor of the requested "O" zoning, upon annexation, by a vote of 8-0. The full Planning and Zoning Commission staff report and meeting excerpts will accompany the introduction of the permanent zoning (Case #114-2021) on the May 17 Council agenda.

Locator maps and a staff report for permanent zoning 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer 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.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
5/4/2020	Authorizing a contract for transfer of real estate with Boone County, Missouri related to the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road. (Ord. 024234)

Suggested Council Action

Set the date of the required annexation public hearing for May 17, 2021.