



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2019

Re: BCJ Investments, LLC Annexation Public Hearing (Case #123-2019)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of a total of 0.24 acres of land generally located on the north side of E. St. Charles Road, 400 feet west of Grace Lane.

Discussion

The applicant, A Civil Group (agent, on behalf of BCJ Investments, LLC (owner), is seeking to permanently zone 0.24 acres of property to City M-N (Mixed Use-Neighborhood) from County C-G (General Commercial) upon annexation. The subject site is located on the north side of St. Charles Road, approximately 400 feet west of Grace Lane, and is commonly addressed as 5305 E. St. Charles Road. The permanent zoning request is Case #92-2019 and is scheduled for a first reading on May 20.

The existing County zoning is C-G and permits a wide range of commercial activities. The subject site as a whole is contiguous to the City's municipal boundary on the entirety of its west property line. The site, per the applicant, is in current use as a commercial office. Upon annexation, the business will be required to secure a City business license.

The subject site is within the Urban Service Area as presented in Columbia Imagined; however, does not currently have direct access to a City sanitary sewer main which will require a main extension. An existing 8-inch main is located on the property to the west and connection to it would require an approximately 300-foot extension. No capacity issues exist at this time.

The property is located outside the electric and water service territories of the City of Columbia. Water is provided by Public Water Supply District 9, which has an existing 4-inch line along St. Charles Road. This existing service does not meet the City's requirement for fire flow, so any improvements to the site in the future may require a water main extension. An 8-inch line is located just south of the subject property, and would be the likely location for a new service extension. Electric service is provided by Boone Electric and there is existing service to the site at this time.

The site has frontage (to the south) along St. Charles Road, a Boone County-maintained major collector. St. Charles Road, where it abuts the site, contains approximately 22-feet of pavement width and is considered unimproved (i.e. no shoulders, curb and gutters, or sidewalks). The CATSO Major Roadway Plan (MRP) identifies a major collector as requiring a minimum total right of way of 66-76 feet, with a street cross-section that includes up to 32-44



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feet of pavement, as well as sidewalks. Any future subdivision of property, which would be required for new development, will require the dedication of the necessary right of way for a major collector and the construction of sidewalks.

Other City services that will be provided in the future upon annexation include Solid Waste and Police. Fire protection services are to be provided by the City of Columbia Fire Department and the Boone County Fire Protection District. New 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 #1, located approximately 3/4 mile away to the northeast near the intersection of St. Charles Road and Lake of the Woods Road. The nearest City station is Columbia Fire Station #5, located approximately 1.5 miles to the northwest near the corner of Clark Lane and Ballenger Lane.

The Planning and Zoning Commission considered the permanent zoning request at their April 18, 2019 meeting. The Commission voted (7-0) to permanently zone the property M-N as requested. The full staff reports and minutes associated with the Planning and Zoning Commission's hearing will accompany the introduction of the permanent zoning (#92-2019) on the May 20 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 roadway improvements may be at the expense of the City. 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
5/6/2019	Set annexation public hearing (Res. 63-19)

Suggested Council Action

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