



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: 5300 I-70 Drive SE- Cully Annexation - Assignment of Permanent Zoning (Case #34-2020)

Executive Summary

Approval of this request will assign M-C (Mixed-use Corridor) zoning, following annexation, upon 1.46 acres of land addressed as 5300 I-70 Drive SE and located approximately 750 feet east of the intersection of I-70 Drive SE and Upland Creek Road. The required public hearing on the annexation request is to be held on February 3, 2020, as Case #51-2020.

Discussion

The applicant, Haden & Colbert (agent), on behalf of Elizabeth Cully (owner), is seeking to permanently zone 1.46 acres to City M-C (Mixed-use Corridor) from County R-S (Single-family Residential) upon annexation. The subject site is addressed 5300 I-70 Drive SE. The public hearing to consider the annexation petition is also scheduled to be held on February 3, 2020 under Case #51-2020. 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 applicant's requested zoning is for the City's more intensive commercial zoning district. In addition to this request, the applicant has also requested concurrent rezoning (Case #37-2020) of the commonly-owned and adjoining, to the north, 1.06-acre A (Agriculture) zoned property to M-C as well. The property to the north is already within the City's corporate limits. The two properties together are addressed 5300 I-70 Drive SE; however, the north parcel is vacant. This subject site is contiguous on all four sides to the City's corporate boundary.

A dirt driveway runs through the northern tract to connect the home on the site to I-70 Drive SE. The home appears to have been vacant for some time. The subject property is unplatted and any future development proposals would necessitate a platting action prior to the issuance of a building permit.

This property is presently contained in the Urban Service Area (USA) as presented in the Columbia Imagined Comprehensive Plan. Water is provided by Public Water Supply District 9, and electric service is provided by Boone Electric. There is existing service to the site now, but future development may require an extension depending on the intensity of the use. Costs for utility extensions would typically be the responsibility of the developer.

City services that will be provided in the future upon annexation include sewer, 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. Pursuant to State legislation 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



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approximately .8 miles 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 north near the corner of Clark Lane across Interstate 70.

The Planning and Zoning Commission considered the permanent zoning request at their January, 9, 2020 meeting. The Commission voted in favor of the requested zoning of M-C upon annexation as requested by the applicant by a vote of 7-1.

The Planning and Zoning Commission staff report, locator maps, East Area Plan, and meeting minute excerpts are attached for review.

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

Legislative History

Date	Action
January 21, 2020	Setting a public hearing for February 3, 2020 on the voluntary annexation of property located on the south side of I-70 Drive SE and east of Upland Creek Road (5300 I-70 Drive SE) (Res. 2-20).

Suggested Council Action

Approve the assignment of permanent zoning of M-C (Mixed-use Corridor) as recommended by the Planning and Zoning Commission.