



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 3, 2021

Re: 2550 and 2700 E. Gans Road Road Annexation - Public Hearing (Case #130-2021)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 65.35 acres addressed as 2550 and 2700 E. Gans Road. The subject property is located at the southeast corner of E. Gans Road and S. Bearfield Road.

Discussion

The applicant, Crockett Engineering (agent), on behalf of Summit Medical Supplies LLC and William E. Stricker (owners), seeks to permanently zone 65.35 acres of land to City R-1 (Single Family Dwelling District) from County A-1 (Agriculture) upon annexation. The subject site is addressed 2550 E. Gans Road and 2700 E. Gans Road. The concurrent permanent zoning (Case #91-2021) is scheduled for first reading on the May 3, 2021 Council agenda, and potential vote at the May 17, 2021 meeting. A proposed 113-lot preliminary plat (Case #89-2021) has also been reviewed and will be presented to Council on May 17 for consideration.

Per State Statute a public hearing must be held no less than 14 days 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 subject property is contiguous to the City's corporate boundary along its northern property line, north of Gans Road, where it abuts an undeveloped tract at the northeast corner of Gans Road and Bearfield Road contained within the 2004 approved Philips Farm annexation action.

The property does not meet the definition of a "legal lot" and any future development proposals would necessitate a platting action prior to the issuance of building permits. A concurrent preliminary plat (Case # 89-2021) for the property to be known as "Canton Estates" is scheduled to be considered by City Council on May 17, 2021. Approval of the preliminary plat would authorize the applicant to proceed with the preparation of a final plat and construction plans for improvement of the acreage with a 113-lot single-family subdivision.

The subject property is within the boundaries of the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. The rear of the property, located within the Gans



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Creek watershed, is located outside the Urban Services Area given the boundary line of the service area was established using watershed ridge lines rather than property lines. While such condition exists, the intent of the services area boundary is met as the entirety of the property is serviceable by existing sanitary sewer infrastructure. Such infrastructure would flow to the north and northwest by gravity lines connecting to existing infrastructure in the Bristol Lakes subdivision that ultimately flows to the Clear Creek Pump Station which has available capacity to support the proposed 113 single-family development lots. Costs for utility extension would be the borne by the developer. Water is provided by the City and will require an extension of service from the east. Electric service is provided by Boone Electric.

City services to be provided, upon annexation, would include sewer, solid waste, and police protection. Fire protection services would be shared by the City of Columbia 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 Fire Station #8, located approximately 1.6 miles away to the north near the intersection of South Bearfield Road and Nifong Boulevard.

The subject property is identified as being located within a "Residential" district as depicted on the Columbia Imagined Future Land Use Map. This designation is intended to support a variety of residential housing types and some supporting services. The requested R-1 zoning is considered consistent with the Land Use Map designation. The subject site is further shown as being located within a "sensitive features" area of the City as it is immediately adjacent to the Rock Bridge Memorial State Park and the designated "Wild Area" within the Park that is accessible from the southern terminus of S. Bearfield Road.

Development of the site, as shown on the attached preliminary plat, would include 113 single-family lots ranging from approximately 8,500 square feet to 1+ acre along the southern boundary of the development acreage. The applicant proposes to provide approximately 18 acres of common land of which 7+ contiguous acres is immediately abutting the State Park property along the south property line. The development of the site is subject to all adopted regulatory requirements of the UDC which include tree preservation, sensitive land avoidance, neighborhood protection standards, and subdivision design standards. Additionally, the development of the property would be required to meet all stormwater manual standards contained with Chapter 12A of the City Code.

The existing road infrastructure within the surrounding area is current maintained by Boone County and is considered unimproved (no curb or gutters). The proposed platting action associated with this request would provide sufficient half-width right of way to accommodate the 2009 Gans Road Study improvements along the property's Gans Road frontage as well as would provide right of way for a future roundabout at the intersection of Gans and S. Bearfield. Sidewalk construction along all existing exterior and proposed interior roadways within the development would be required.

It should be noted that given existing roadway maintenance policies, if the subject property is annexed into the City's corporate limits more than 50% of the property abutting Gans



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Road between the US 63/Discovery Parkway interchange and Bearfield Road will be located within the City. Pursuant to existing agreements, the transfer of maintenance responsibilities for Gans Road may be sought by Boone County. Such transfer may result in additional municipal maintenance costs; however, annexation may permit more expedient resolution of existing substandard condition of the roadway by future capital improvement allocations.

The Planning and Zoning Commission considered the permanent zoning and preliminary plat for this request at their April 8, 2021 meeting. Following lengthy testimony from the public, mostly in opposition to the assignment of R-1 zoning and the Canton Estates preliminary plat design, the Commission voted against the zoning and preliminary plat by a vote of seven (7) against and one (1) in favor. The complete staff reports and associated minutes pertaining to the Commission's hearing as well as all public comments accompany the introduction of the permanent zoning (#91-2021) and subdivision plat (Case #89-2021) on the May 3, 2021 and May 17, 2021 Council agendas, respectively.

Locator maps, zoning graphic, and proposed preliminary plat 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 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.

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
4/19/21	Setting a public hearing on voluntary annexation. (Res. 55-21)

Suggested Council Action

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