



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 19, 2018

Re: Ridenhour – Annexation and Permanent Zoning (Case #18-166)

Executive Summary

Approval of this request will result in the annexation of 68.98 acres and the permanent zoning of 64.13 acres to R-1, 2.21 acres to M-N, and 2.64 to M-C, of property generally located east of Masonic Drive, west of Alfalfa Drive & Oakland Gravel Road, and north of Prathersville Road.

Discussion

The applicant, A Civil Group (agent), on behalf of Gary Ridenhour (owner), is seeking annexation of 68.98 acres into the City of Columbia and to have 64.13 acres permanently zoned R-1 (One-family Dwelling), 2.21 acres permanently zoned M-N (Mixed Use-Neighborhood), and 2.64 acres permanently zoned M-C (Mixed Use-Corridor). The subject site is contiguous to the City's municipal boundary on the entirety of its west property line and also partially to the south. The site presently zoned Boone County A-2 (Agriculture) which requires a minimum 2.5-acre parcel size. Please note that the Planning and Zoning Commission, at the conclusion of its October 18, 2018 public hearing, recommended that the property requested for M-C zoning be zoned M-N instead.

The applicant has also requested concurrent approval of a 175-lot preliminary plat (Case #18-167) which will incorporate a draft development agreement intended to establish public infrastructure obligations as a means of addressing future development impacts on the existing infrastructure systems. Pursuant to conditions established within the resolution approving the preliminary plat, the draft development agreement would need to be approved by Council prior to issuance of a land disturbance permit for the subject site.

Annexation Considerations -

Approval of this request would result in the annexation of 68.98 acres into the City's corporate limits and afford the applicant the ability to connect the acreage to the City's sanitary sewer system. The property is within the Urban Service Area as presented in Columbia Imagined and currently has access to City sewer through a sewer collection system maintained by the Boone County Regional Sewer District (BCRSD) within the adjoining Gregory Heights subdivision to the east of Oakland Gravel Road. At the BCRSD Board of Directors meeting on October 16, 2018, the City of Columbia was given authorization to increase the flow of sanitary sewage through the Gregory Heights collection system.

It should be noted during the review of the proposed annexation/permanent zoning and preliminary plat (Case # 18-167) it was determined that there is a capacity issue within the



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Gregory Heights collection system that must be corrected prior to allowing more than 80 single-family lots to be constructed on the site. Correction of the capacity issue will be the responsibility of the applicant in accordance with specifications outlined in a separate agreement between BCRSD and the applicant.

Given the collection system limitation, staff is proposing that specific development restriction language be included within the development agreement between the applicant and the City. This language would limit the applicant's ability to plat more than 80 single-family lots on the subject property prior to satisfying the BCRSD agreement obligations. It should be noted that additional infrastructure obligations and triggers are to be included within the development agreement that are intended to address development-related impacts. The draft development agreement will appear as an attachment to the preliminary plat Council Report which is scheduled for consideration on December 3.

The property is located within the City's water service territory and has access to an existing 16" main along Oakland Gravel Road. This main is considered to be a "green-line" and a connection charge will be required at the time of development. The site's electric service will be provided by Boone Electric. There have been no concerns expressed that these utilities are insufficient to support the proposed 175-lot development.

The site fronts on several different existing streets – Masonic Drive, Prathersville Road, Oakland Gravel Road, and Alfalfa Drive which are currently unimproved, with no sidewalk, and are maintained by Boone County. The pavement is generally 24 feet wide with little to no shoulder with the exception of Prathersville Road which is approximately 30 feet wide and includes some shoulder. Given these roadways are substandard, additional right of way dedications will be required and sidewalks will need to be installed. The associated preliminary plat (Case # 18-167) reflects the required right of way dedications which accommodate future sidewalk installation. Dedication of the additional right of way will occur as future final plats are submitted for approval and sidewalk installation will be required as a part of future public infrastructure installation.

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 Boone County Fire Protection District Station #5, located approximately 2/3 mile to the west, along Prathersville Road.

Also worth noting, although not directly related to this request, is the fact that multiple properties that abut this site (north and east) are subject to annexation agreements. If this current site is annexed, approximately 120 acres of property may be subject to annexation as provided by the agreements.



Zoning Considerations -

Application of permanent City zoning to annexed property is necessary following a determination that a subject site should become part of the City's municipal area. Consideration of permanent zoning is reviewed by the Planning and Zoning Commission with a recommendation being provided to City Council following a public hearing. The Commission evaluates the requested permanent zoning using relevant comprehensive and area plans as guides for land use compatibility.

The Comprehensive Plan's future land use map identifies the property as being located within a "Neighborhood District". Residential uses are a recommended use in this category, as is neighborhood commercial zoning to serve residents. Higher intensity commercial zoning is recommended at intersection of major roadways, such as the intersection of Prathersville and Mexico Gravel.

The Planning and Zoning Commission considered the permanent zoning for the subject property at their October 18, 2018 meeting. Staff presented its report and the property owner and their representatives gave an overview of the request. Multiple members of the public spoke during the public hearing. The public concerns expressed included increased traffic congestion and noise, land use compatibility and lack of restrictions to control proposed uses, need for and absorption of additional commercial zoning, environmental impacts, diminished quality of life due to increased density and urbanization, and the impacts of future annexations, which many of the attendees would be subject to due to annexation agreements in place.

The Commission discussed the density of the site and the appropriateness of the M-C zoning request. Discussion included considering a less intense district (such as M-N, M-OF), and also zoning it to a holding zone (such as R-1 or A) until development is imminent, and the impacts of the Waco Road extension would have on the property.

Following the public hearing and additional discussion, the Commission voted (5-3) to permanently zone the property R-1 and M-N, which was different than the applicant's requested zoning as seen on the attached zoning graphic. The applicant sought approval of M-C zoning in the southeast corner of the site on approximately 2.64 acres.

The Planning Commission staff report, locator maps, zoning graphic, surrounding zoning graphic, adjacent PD ordinances, and meeting minutes excerpts 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, sewers, and water, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City, but for a portion of the roads that are currently County maintained, it will depend on if maintenance is transferred from the County in the future. 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
11/5/2018	Set annexation public hearing (R152-18).

Suggested Council Action

Approve the annexation and requested R-1 and M-N permanent zoning, as recommended by the Planning and Zoning Commission.