



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 5, 2019

Re: West Area Plan

## Executive Summary

On July 1, 2019 the City Council requested a report on the feasibility of a West Area Plan to guide development in the area west of the existing city limits. Such a plan is feasible with in-house resources, and Boone County officials are interested in collaboration on the plan.

Since receiving the request from Council, Community Development and Boone County Resource Management staff have met to discuss the logistics of a West Area Plan. Coordination of Planning & Zoning Commission, delineation of the west area boundaries, and outlining a schedule would be our initial tasks.

## Discussion

Two recent projects in the west area have brought the need for area planning to the fore: The Henderson Branch Sewer Project (with associated annexation proposals) and the Perche Ridge Subdivision proposal on Gillespie Bridge Road. The cost of infrastructure and the carrying capacity of the land to support continued urban development appear to be primary concerns. A well-considered plan could offer beneficial guidance to manage growth in the area.

Staff would propose the following steps:

1. Determine a tentative study boundary. Staff believes the boundary at its fullest extent could include territory from the north side of I-70/Hwy 40 in the north to south of Rte. K, west of the existing city boundary to the edge of the Columbia Area Transportation Study Organization (CATSO). This is a very large area but the majority of the territory within it is rural in character.
2. Data collection. Document the existing conditions with particular attention to land use/land cover patterns, infrastructure locations and capacities; development activity; and plans and projects.
3. Public outreach. Gather public, stakeholder, and Planning & Zoning Commission input on the representation of the existing conditions, and solicit goals and objectives of the plan.
4. Preparation and presentation. Write draft recommendations for public, stakeholder, and Planning & Zoning Commission review and comment.
5. Review and revision. Revise the plan recommendations as necessary and schedule plan for public input/public hearing sessions.
6. Public hearings. County and City Planning & Zoning Commissions approve the plan and recommend adoption to the County Commission and City Council.



## 7. Adoption of the Plan by the County Commission and City Council.

### Plan Area

Staff would be inclined to break the West Area down into three distinct sectors: An I-70/Hwy 40 corridor sector; Gillespie Bridge Road sector; and a Rte K sector. Each has distinctive challenges.

### Resources and Scheduling

Staff would propose to develop the plan in cooperation with City and County Planning & Zoning Commissions and using in-house resources. The only cost of the plan would be the diversion of staff time from other projects and some printing and postage expenses. Realistically, a plan prepared in-house will require 15-18 months to complete.

If additional technical tasks are desired, such as collection of traffic count data, this would be presented to the City Council/County Commission as part of a budget request.

The City and County have worked together in this manner before to develop the East Area Plan and the Northeast Area plans which remains a policy guidance document for city-county development on the east side of the metro area.

### Fiscal Impact

Short-Term Impact: Some printing and postage costs for initial public notifications; plan could be delivered with in-house resources over a period of 18 months

Long-Term Impact: Project would be complete within two years and possibly save some resources by facilitating decision-making

### Vision & Strategic Plan Impact

#### Vision Impacts:

Primary Impact: Development, Secondary Impact: Environment, Tertiary Impact: Community Facilities and Services

#### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Public Safety

### Legislative History

Date	Action
N/A	N/A



# City of Columbia

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## Suggested Council Action

Direct staff to begin preparing a West Area Plan including the participation of the Boone County and Columbia Planning & Zoning Commissions