



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 1, 2018

Re: Easley, Valley View Gardens, Bristol Lake HOA Annexation Set Public Hearing (Case #18-109)

Executive Summary

Approval would set October 15, 2018 as the public hearing date for the voluntary annexation of 30.89 acres of land generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road, as required per State Statute.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Alan E. Easley Trust and Virginia Easley DeMarce Declaration of Trust (owner), Valley View Gardens, Inc. (owner), and Bristol Lake Home Owners Association Number 1, Inc. (owner) requests annexation of 18.88 acres, 11.22 acres, and 0.79 acres, respectively, into the City of Columbia and assignment of R-1 (One-family Dwelling) as permanent zoning. The subject sites are zoned County A-1 (Agriculture), and generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road.

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 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 acreage is contiguous to the City's municipal boundary on the entirety of its south property line, which is approximately 2,000 feet in length. The request includes three separate parcels of land that are under separate ownership and all currently zoned Boone County A-1 which requires a minimum 10-acre parcel size. However, as a note, the entire parcel owned by the Alan E. Easley Trust and Virginia Easley DeMarce Declaration of Trust (Easley Tract), is not part of the request – only 18.88 acres of an existing 86 acre parcel is included in the annexation request. A concurrent request (Case # 18-30) is being reviewed for a proposed 67-lot preliminary plat that is to be considered by Council at its November 5 meeting.

Regarding the subject sites and their current status, there are currently several existing buildings on the Valley View Gardens tract, which includes a single-family structure, along with several accessory buildings, as well as some tree coverage in the southwest and east portions of the property. The Bristol Lake HOA tract almost entirely consists of an existing stormwater management pond. The Easley tract, the largest of the three, also includes tree cover mostly on the east side of the property and along Clear Creek and another unnamed tributary running along its north boundary.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The subject site is within the Urban Service Area as presented in *Columbia Imagined* and currently has direct access to a City sanitary sewer main with sufficient capacity to serve the future development of the site. Connection is available to an existing 8-inch City sewer main that crosses the southwest corner of the site and an 18-inch main located in the northwest corner of the site as well.

The property is located within the service territories of the City of Columbia Water and Electric utilities. The nearest existing electric service is located within the *The Village at Bearfield* subdivision to the north of the subject property. The service would be an underground three-phase 13.8 kV system that would need to be extended approximately 2,000 feet to the south in order to serve this site, although there is approximately 600 feet of underground conduit already in place within the *The Village at Bearfield* subdivision. Water service is located to the north and east of the site, with a 12-inch line available that could require an extension of between 1,200 and 1,500 feet, depending on the design. Another 8-inch line currently dead ends at the terminus of Bradington Drive. A loop closure may be required upon development.

The site fronts a major roadway to the east of the property – Bearfield Road, a major collector that is a Boone County maintained roadway. Bearfield Road, where it abuts the site, is unimproved and includes approximately 22 feet of pavement width with no shoulders, and no curb and gutter. The CATSO Major Roadway Plan (MRP) identifies a major collector (i.e. Bearfield Rd) as requiring a minimum total right of way of 66-76 feet, with a street cross section that includes up to 32-44 feet of pavement, as well as sidewalks. The future subdivision of property will require the dedication of the necessary right of way for a major collector, and the associated preliminary plat reflects the required right of way dedication, which would be dedicated with the final plat.

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 City fire station to the site is Columbia Fire Station #8, located approximately 3/4 mile to the northwest at the corner of Bearfield Road and Old Nifong Boulevard.

Also worth noting, although not directly related to this request, is the fact that a property that abuts this site (west across Bearfield) is subject to an annexation agreement, and adjacent to that property is another group of parcels subject to another annexation agreement. If this current site is annexed, approximately 47 acres of property will be subject to annexation per the agreements and, at that time, staff will initiate proceedings to bring the annexations before Council for consideration.

The Planning and Zoning Commission considered this proposal at their June 21, 2018 meeting. The Commission voted (9-0) to permanently zone the property R-1 as requested. The 67-lot preliminary plat (Case #18-30) was also considered concurrently with the



permanent zoning request. The Commission voted to recommend approval of the preliminary plat (5-4). The full staff reports and minutes associated with the Planning and Zoning Commission's hearings will accompany the introduction of each of these items on the October 15 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

Legislative History

Date	Action
NA	NA

Suggested Council Action

Set the date of the required annexation public hearing for October 15, 2018.