



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 19, 2025

Re: Willow Creek East Annexation Agreement (Case # 61-2025)

Executive Summary

Approval of this request will authorize the City Manager to execute an annexation agreement with D&D Investments of Columbia, LLC permitting the connection of 202 single-family lots and one commercial lot on an approximate 80-acre parcel northwest of the intersection of Route Z and St. Charles Road to the city's public sewer through lines owned and maintained by the Boone County Regional Sewer District. The subject acreage is not contiguous to the City's municipal boundary, which is approximately 2,000 feet west at Battle Park, Battle High School, and Battle Elementary School; therefore, an annexation agreement is required per the terms and conditions of the Grindstone Creek Watershed – Upper North Fork, Hominy Branch Watershed; Little Cedar Creek Watershed Cooperative Agreement, dated January 19, 2010 (Ordinance # 020538) between the City and the Boone County Regional Sewer District.

Discussion

Crockett Engineering (agent), on behalf of D&D Investments of Columbia, LLC (owner), is seeking approval of an annexation agreement permitting connection of an 80.22-acre site to the City sewer system for treatment purposes. The property is subject to the Grindstone Creek Watershed – Upper North Fork, Hominy Branch Watershed; Little Cedar Creek Watershed Cooperative Agreement dated January 19, 2010, which stipulates that any future sewer users on the subject parcel shall be customers of the Boone County Regional Sewer District (BCRSD). The agreement further specifies, however, that the subject tract is to be developed to City standards, regardless of its annexation status at the time of development, and the parcel is to be annexed into the City at such time as it becomes contiguous to the City corporate limits.

The subject parcel is currently zoned Boone County A-1 (Agriculture) and R-SP (*Planned Single-family*). The existing R-SP zoning lies on the western portion of the subject property, north of Willow Creek Plat No. 2 (formerly known as North Battleground Plat 1 and subject to a 2011 annexation agreement; currently developing). The existing R-SP portion of the subject site was rezoned in January 2018, but not subdivided or developed. The applicants plan to submit a rezoning request to Boone County seeking approval of R-SP zoning on the adjacent 58.1 acres to the east and C-GP (*Planned General Commercial*) on a 2.94-acre parcel located adjacent to the intersection of St. Charles Road and Route Z, at the southeast corner of the parcel. With their rezoning request, the applicants have also submitted a preliminary review plan inclusive of 202 single-family lots and one commercial lot, to coincide with the proposed C-GP zoning district.

The proposed single-family lots are a mix of attached, detached, and cottage-style single-family units with the following breakdown totaling 208 units on the parcel.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

- 47 single-family cottage lots
- Six attached single-family lots, each with two units
- 149 detached single-family lots

The proposed commercial lot is depicted with two structures of 10,000 and 3,500 square feet, that are anticipated to support neighborhood-scale commercial uses. The review plan is also inclusive of 10 common lots to be utilized for green space and stormwater mitigation purposes. A copy of the review plan is attached.

A traffic impact analysis (attached) was prepared for the County and provided to the City for review in conjunction with this request. The study notes that a right turn lane may be warranted on the southbound leg of Route Z for drivers entering the commercial driveway for Lot 203, depending on the final end use of the commercial property. The trip generation metric used for the purposes of the report assumed the most-intense uses permitted on the site if the C-GP zoning is approved. This calculation resulted in an excess of just two vehicle trips beyond the threshold requiring the installation of the turn lane. City staff has confirmed with the County Resource Management Division that an update to the traffic impact analysis will be required prior to issuance of any building permits on Lot 203.

Prior to County approval of the proposed rezoning and development plan, the applicants must enter into the attached annexation agreement to ensure that wastewater generated by the development is captured by a within a public sanitary sewer system. The property will be served directly by an existing BCRSD main located along the property's St. Charles Road frontage which ties into a city-owned facility.

Per the attached 2010 Cooperative Agreement, this site was identified as a development parcel that would be served by BCRSD; however, would require all public sewer serving the site be built to City standards. Future ownership and maintenance of the installed sewer infrastructure will be the responsibility of BCRSD. Furthermore, pursuant to the 2010 Cooperative Agreement, sewer customers within the developed acreage will be subject to payment of recurring fees equal to 0.80 times what a typical city sewer customer would be charged. The applicant will be responsible for all installation costs of the sewer infrastructure and payment of applicable connection fees per the city code.

The applicants' initial request for rezoning and development plan approval was tabled by the County Planning & Zoning Commission to accommodate the annexation agreement with the City. The applicants anticipate their case will be reintroduced to the County Planning & Zoning Commission after the second reading of this annexation agreement before City Council.

The eastern half of the site is located outside the Urban Services Area as depicted on the 2013 Future Land Use Map of Columbia Imagined where the boundary between the Middle Hinkson Creek watershed and the Little Cedar Creek watershed adjoin. The Cooperative Agreement governing the provision of sewer services to the subject acreage was executed in January 2010 and contemplated fully serving property all the way to Route Z. This



City of Columbia

701 East Broadway, Columbia, Missouri 65201

agreement was reviewed by both City and BCRSD staff and staff identified no capacity issues in serving the entirety of the subject acreage notwithstanding a portion of its location outside the Urban Service Area.

Aside from sanitary sewer service being provided by BCRSD and treated by the City, the site receives public utilities from the Boone Electric Cooperative and Public Water Service District #9. Public safety services are provided by Boone County; however, upon annexation police protection would become the responsibility of the City with fire protection services also being provided by the City with mutual-aid response by the Boone County Fire Protection District. St. Charles Road at this location is maintained by Boone County and Route Z is maintained by the Missouri Department of Transportation.

Locator maps, owner executed annexation agreement, Boone County preliminary review plan, traffic impact analysis, Grindstone Creek Watershed – Upper North Fork, Hominy Branch Watershed; Little Cedar Creek Watershed Cooperative Agreement dated January 19, 2010, and Policy Resolution 115-97A (annexation policy) are attached for reference.

Fiscal Impact

Short-Term Impact: None. All public infrastructure expansion or extension will be at the cost of the applicant.

Long-Term Impact: Long-term impacts may include increased public safety and trash collection expenditures; however, such impacts would only be realized upon formal annexation of the property.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
01/20/2010	Ord. 20538; Authorizing a cooperative agreement with Boone County Regional Sewer District relating to sewer construction in the Grindstone Creek Watershed, Upper North Fork, Hominy Branch Watershed and Little Cedar Creek Watershed

Suggested Council Action

Authorize the City Manager to execute the annexation agreement.