



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 8, 2020

Re: 4000 Bradbury Dr. Annexation - Set Public Hearing (Case #161-2020)

Executive Summary

Approval would set September 21, 2020 as the public hearing date for the voluntary annexation of 2.87 acres of land generally located 0.25 miles south of the intersection of Kipling Way and St. Charles Road, as required per State Statute.

Discussion

Crockett Engineering Consultants (agent) on behalf of Troy and Shirley Miller (owners) is seeking approval to permanently zone 2.87 acres from County R-S (Single-Family Residential) to R-1 (One-family Dwelling), upon annexation. The 2.87-acre subject site is located approximately 0.25 miles south of the intersection of Kipling Way and St. Charles 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.

Case #143-2020, the permanent zoning request associated with this action, is scheduled for introduction before Council on September 21. The existing County zoning is County R-S (Single-Family Residential). The subject acreage is contiguous to the City's municipal boundary along its north and west property lines.

The request includes one tract that exists in the County as the remnant parcel of the Wellington Manor subdivision. The property is unplatted and any future development proposals would necessitate a platting action prior to the issuance of a building permit.

The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to City sewer mains along the western boundary of the property and north of Bradbury Drive. The site is presently connected to an existing on-site lagoon. Annexation of the property would permit the property owners to connect the existing home on the property to the City sanitary sewer and close the existing lagoon which current is adjacent to developed single family dwellings. There are no known sewer capacity issues within the area.

Electric service is provided by Boone Electric, which uses a single-phase underground distribution line located on the southwest side of the property. The site is within the Public Water Supply District 9 territory, which has a 4-inch line running through the site, as well as a 6-inch line on the north side of Bradbury Drive. There is one hydrant just north of the property across Bradbury Drive.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The property is accessed via Bradbury Drive which is a local residential street that runs along the north side of the site and terminates in a cul-de-sac. A platting action would require sidewalks to be built on this property. No additional public streets are planned or required to be construction upon annexation the site.

City services to be provided upon annexation would include sewer, solid waste, and police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. State legislation provides that property annexed into the City is not removed from the Fire Protection District's service territory. County fire protection services would be provided by County Station #1, located approximately 2.02 miles northeast of the site near the I-70 and St. Charles Road interchange. City fire protection services would be provided by City Station #5, located along Ballenger Lane approximately 1.37 miles north of the subject site.

The Planning and Zoning Commission considered the permanent zoning of the subject property at their August 6, 2020 meeting. The full Planning and Zoning Commission staff report and meeting excerpts will accompany the introduction of the permanent zoning (Case #143-2020) on the September 21 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 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
NA	NA

Suggested Council Action

Set the date of the required annexation public hearing for September 21, 2020.