



Department Source: City Manager

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: Development of 47 Acre Tract located at 840 N. Strawn Road

## Executive Summary

Staff has prepared for Council consideration a report concerning the development of a 47 acre tract of land acquired earlier this year from Larry Potterfield. Since the acquisition of the property, staff met with various city department directors, citizens and real estate professionals to discuss the best possible use for this property. As a result of the feedback received, a preliminary plan was developed with recommendations.

## Discussion

On March 20, 2017, Council authorized a charitable contribution agreement with the Larry W. Potterfield Revocable Trust for the donation of approximately 47 acres of property located at 840 N. Strawn Road. Staff held a number of meetings and gathered comments and ideas for the potential use of this property. The attached preliminary plan depicts recommendations.

- A. 4.06 acres - Central Missouri Humane Society (CMHS) facility to be constructed on the eastern side of Strawn Road
- B. 6.4 acres – dog park
- C. 1.0 acre - parking area to be located on the western side of Strawn Road
- D. 3.4 acres - future Columbia fire station
- E. 22 acres – surplus property for other uses

In order to meet the City's fire code requirements, a 12-inch water main will need to be constructed along Strawn Road from roughly the Bellwood Subdivision northward to the outer road (see attached diagram). The water main is estimated to cost between \$500,000 and \$600,000.

Staff believes that the floodplain along Strawn Road is undesirable and that a use for pets is appropriate for this location. The CMHS has requested that Council consider the location shown on the attached plan for their future home, and hope to begin fund raising efforts for the new facility as soon as they receive Council approval.

The 2011 Access Justification Report identifies a planned relocation of Strawn Road. Due to the property location being adjacent to a future I-70 interchange, real estate professionals have indicated that the property has a higher use value. Staff is proposing a Request for Proposal be developed with a scope that would include the proposed development of the 22 acres identified as surplus property as well as the relocation of Strawn Road.



## Fiscal Impact

Short-Term Impact: \$500,000-\$600,000 for construction of a 12-inch water main on the property.

Long-Term Impact: Unknown at this time

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Secondary, Tertiary Impact: Tertiary

## Legislative History

Date	Action
03/20/2017	B83-17- Authorizing a charitable contribution agreement with the Larry W. Potterfield Revocable Trust for the donation of approximately 47 acres of property located at 840 N. Strawn Road

## Suggested Council Action

Direct staff as to how to proceed with the development of the 47 acre tract of land located at 840 N. Strawn Road.