



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: Easley, Valley View Gardens, Bristol Lake HOA – Annexation and Permanent Zoning
(Case #18-109)

Executive Summary

Approval of this request will result in the annexation and permanent zoning of 30.89 acres of property to City R-1 (One-family Dwelling), located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road.

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), seeks 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.

The applicant has also requested concurrent approval of a 67-lot preliminary plat (Case #18-30) which incorporates a draft development agreement intended to establish public infrastructure obligations as a means of addressing future development impacts on the existing infrastructure systems. Pursuant to conditions established within the ordinance approving the preliminary plat, the draft development agreement would need to be approved by Council prior to issuance of a land disturbance permit for the subject acreage.

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. 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.

It is worth noting the fact that only a portion of an existing tract would be annexed with this request, and that the portion that would remain in unincorporated Boone County includes the proposed locations of several future roadways that are included on the CATSO Major Roadway Plan (MRP). While nothing currently requires an applicant to include the entirety of a parcel when requesting annexation, had the parcel already been annexed into the City, they would be required to include the entire property in a preliminary plat, which would require that the locations of these MRP roads be shown on the preliminary plat, allowing a better understanding of how these roadways will interact with surrounding future development.



Annexation Considerations -

Approval of this request would result in the annexation of approximately 30.89 acres into the City's corporate limits. The subject acreage is within the Urban Service Area as presented in Columbia Imagined and has access to City sewer. Water and electric services are provided by City utilities as described in the public hearing memo; both services will require extensions to serve the site. 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.

The site fronts Bearfield Road, to the west, which is 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 MRP identifies a major collector (i.e. Bearfield Road) 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.

Also worth noting, although not directly related to this request, is the fact that a property that abuts this site (west across Bearfield Road) 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.

Expansion of the municipal limits to accommodate this development is not without impact to existing city infrastructure. In light of this reality, staff has proposed that a development agreement accompany this requested annexation. The applicant has agreed to enter into such an agreement prior to the approval of site development plans in the future, and a draft version of the agreement will be included with the preliminary plat request (#18-30).

Zoning Considerations -

Application of permanent City zoning to annexed property is necessary following a determination that a subject site should become part of the City's municipal area. Consideration of permanent zoning is reviewed by the Planning and Zoning Commission with a recommendation being provided to City Council following a public hearing. The Commission evaluates the requested permanent zoning utilizing relevant comprehensive and area plans as guides for land use compatibility.

The Comprehensive Plan's future land use map identifies the majority of the property as being located within a "Neighborhood District", with the far north portion of the property in the area near Clear Creek as "Open Space/Greenbelt". In addition, the entire site is identified as "Sensitive Area" due to its location within the Bonne Femme Watershed study area. The plan includes several recommendations that are meant, among other goals, to



mitigate impacts of development on water quality within the waterways in the vicinity, especially those that affect unique areas such as the Devil's Icebox Recharge Area.

The Planning and Zoning Commission considered the permanent zoning request at their June 21, 2018 meeting. Staff presented its report and the applicant and their representatives gave an overview of the request. Two members of the public spoke during the public hearing with concerns regarding traffic, screening, environmental impacts, and impacts of future annexations. Following the public hearing and limited discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the permanent zoning pending annexation.

The Planning Commission staff report, locator maps, zoning graphic and meeting minutes excerpts 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, sewers, water, and electric, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City if maintenance is transferred from the County in the future. 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
10/1/2018	Set annexation public hearing (R152-18).

Suggested Council Action

Approve the annexation and requested R-1 (One-family Dwelling) permanent zoning as recommended by the Planning and Zoning Commission.