



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 19, 2018

Re: Ridenhour Annexation Public Hearing (Case #18-166)

Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation of a total of 68.98 acres of land generally located east of Masonic Drive, west of Alfalfa Drive & Oakland Gravel Road, and north of Prathersville Road.

Discussion

The applicant, A Civil Group (agent), on behalf of Gary Ridenhour (owner), is seeking annexation of 68.98 acres into the City of Columbia and to have 64.13 acres permanently zoned R-1 (One-family Dwelling), 2.21 acres permanently zoned M-N (Mixed Use-Neighborhood), and 2.64 acres permanently zoned M-C (Mixed Use-Corridor). The subject site is presently zoned Boone County A-2 (Agriculture). Please note that the Planning and Zoning Commission, at the conclusion of its October 18, 2018 public hearing, recommended that the property requested for M-C zoning be zoned M-N instead. The Commission's recommendation will be further discussed in the Council's permanent zoning and annexation report which will also appear on the November 19 Council agenda.

The subject site is contiguous to the City's municipal boundary on the entirety of its west property line, which is approximately 2,000 feet in length, and also partially to the south. The property, which is currently vacant, is zoned Boone County A-2 which requires a minimum 2.5-acre parcel size. A concurrent request (Case # 18-167) is being reviewed for a proposed 175-lot preliminary plat that is to be considered by Council at its December 3 meeting.

The property is within the Urban Service Area as presented in Columbia Imagined and currently has direct access to a City sanitary sewer main; however, there is a known capacity issue in this area. Connection for the proposed gravity-fed system is available to an existing 8-inch City sewer main that crosses the south side of the site. This main in turn will drain through the Boone County Regional Sewer District (BCRSD) collection system that is located along Oak Brook Drive east of the site, before tying back into the City's collection system. BCRSD has identified a capacity issue in their lines with serving the potential build-out of the site (as proposed in Case #18-167).

BCRSD, at its October 16, 2018 Board meeting has informed the City that they will authorize the development of this site as proposed with certain conditions (generally that new lines will be constructed, by the applicant, prior to a certain amount of development on the site) that are to be included in an agreement with BCRSD. The letter authorizing City sewage to flow through District lines is attached for reference. Staff is also proposing that development restriction language, similar to that included in the attached letter, be included in a



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development agreement between the applicant and the City. A draft version of the development agreement will accompany the introduction of the permanent zoning and annexation request which will appear on the November 19 Council agenda.

The property is located within the City's water service territory and has access to an existing 16" main along Oakland Gravel Road. This main is considered to be a "green-line" and a connection charge will be required at the time of development. The site's electric service will be provided by Boone Electric.

The site fronts on several different existing streets – Masonic Drive, Prathersville Road, Oakland Gravel Road, and Alfalfa Drive. All existing roadways that surround the site are currently unimproved, with no sidewalk, and are maintained by Boone County. The pavement is generally 24 feet wide with little to no shoulder, with the exception of Prathersville Road, which is approximately 30 feet wide and includes some shoulder.

On the CATSO Major Roadway Plan (MRP), both Oakland Gravel Road and Alfalfa Drive are identified as Neighborhood Collectors, which require at least a 60-foot wide right of way. There is also a minor arterial (Prathersville) that runs along the south side of the site, which requires between 84-100 feet of right of way. Sidewalks are required to be constructed within the development as well as along all adjoining roadways. The future subdivision of property will require the dedication of the necessary right of way for the street classifications, 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 fire station to the site is Boone County Fire Protection District Station #5, located approximately 2/3 mile to the west, along Prathersville Road.

Also worth noting, although not directly related to this request, is the fact that multiple properties that abut this site (north and east) are subject to annexation agreements. If this current site is annexed, approximately 120 acres of property may be subject to annexation per the agreements.

The Planning and Zoning Commission considered the permanent zoning and preliminary plat (Case # 18-167) for the subject property at its October 18, 2018 meeting. Following the staff report, applicant, and adjoining property owner testimony, the Commission voted (5-3) to permanently zone the property R-1 and M-N which was different than the applicant's requested zoning as seen on the attached zoning graphic. The applicant sought approval of M-C zoning in the southeast corner of the site on approximately 2.64 acres. Additionally, the Commission voted (8-0) to approve the 175-lot preliminary plat (Case #18-167). The full staff reports and minutes associated with the Planning and Zoning Commission's hearings will



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accompany the introduction of the annexation/permanent zoning and the preliminary plat on the November 19 Council agenda and December 3 Council agenda, respectively.

Locator maps, adjacent zoning graphic, and BCRSD letter 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
11/5/2018	Set annexation public hearing (R168-18)

Suggested Council Action

Hold the public hearing for the annexation as required by State Statute.