



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: 5300 I-70 Drive SE- Cully Annexation - Public Hearing (Case #51-2020)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of a total of 1.46 acres of land located approximately 750 feet east of the intersection of I-70 Drive SE and Upland Creek Road and addressed 5300 I-70 Drive SE.

Discussion

The applicant, Haden & Colbert (agent), on behalf of Elizabeth Cully (owner), is seeking to annex and permanently zone 1.46 acres to City M-C (Mixed-use Corridor) from County R-S (Single-family Residential) upon annexation. The subject site is addressed 5300 I-70 Drive SE. The permanent zoning request is Case #34-2020 and is scheduled for a first reading on February 3, 2020.

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.

The applicant also has a concurrent rezoning request (Case #37-2020) to rezone the commonly-owned 1.06-acre A (Agriculture) zoned property immediately to the north also to M-C; this property is within the City corporate boundary, and the two properties together are addressed 5300 I-70 Drive SE. The subject property is contiguous on all four sides to the City's corporate boundary.

The property is improved with a home which appears to have been vacant for some time. Access to the home is via an unpaved drive which goes through the property to the north which is already within the City's corporate boundary. Both parcels are unplatted and any future development proposals would necessitate a platting action prior to the issuance of a building permit.

This property is presently contained in the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. Water is provided by Public Water Supply District 9, and electric service is provided by Boone Electric. There is existing service to the site now, but future development may require an extension depending on the intensity of the use. Costs for utility extensions would be the responsibility of the developer.

City services that will be provided in the future upon annexation include sewer, solid waste and police. Fire protection services would be provided jointly by the City of Columbia Fire



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department and the Boone County Fire Protection District. Pursuant to State legislation 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 County Station #1, located approximately .8 miles away to the northeast near the intersection of St. Charles Road and Lake of the Woods Road. The nearest City station is Columbia Fire Station #5, located approximately 1.5 miles to the north near the corner of Clark Lane across Interstate 70.

The Planning and Zoning Commission considered the requested assignment of M-C zoning upon annexation at their January 9, 2020 meeting. The Commission voted in favor of the requested rezoning to M-C by a vote of 7-1. The full staff report and minutes associated with the Planning and Zoning Commission's hearing are attached to Case #34-2020.

Locator maps 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 for 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
January 21, 2020	Setting a public hearing for February 3, 2020 on the voluntary annexation of property located on the south side of I-70 Drive SE and east of Upland Creek Road (5300 I-70 Drive SE) (Res. 2-20).

Suggested Council Action

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