



# 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 16, 2017

Re: Fred Overton Development, Inc. & Andrews et al – Annexation Public Hearing (Case #17-172)

## Executive Summary

This request will meet the State Statute public hearing requirements on the proposed annexation of approximately 54 acres of land located on the north side of Gillespie Bridge Road, approximately 1,500 feet west of Louisville Drive.

## Discussion

The applicant, Crockett Engineering Consultants (agent) has requested on behalf of Fred Overton Development, Inc. & Andrews *et al* (owners), to annex 54 acres into the City of Columbia and apply R-1 (One-family Dwelling) and A (Agriculture) as permanent zoning. Per State Statute a public hearing must be held prior to final action being taken on the annexation of property into the corporate limits for the purposes of receiving public comments regarding the annexation and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The subject acreage is contiguous to the City's municipal boundary on its east where it adjoins the Westcliff subdivision. The request includes two separately owned and described parcels zoned Boone County A-2 (Agriculture). The parcel on the east side (the Andrews parcel) contains approximately 37 acres and the parcel on the west (the Overton parcel) contains 17 acres.

The owner of the Andrews parcel is seeking A (Agriculture) zoning and the owner of the Overton parcel is seeking R-1 (Single-family dwelling) zoning upon annexation. The Andrews parcel is currently in agricultural use, and does not include any permanent structures. The Overton parcel is currently vacant and unimproved. A concurrent request (Case # 17-171) is being reviewed for a proposed 38-lot preliminary plat on the Overton parcel that is expected to be considered by Council at its November 6, 2017 meeting.

The subject site is not presently contained within the Urban Service Area as presented in Columbia Imagined. This does not prevent the annexation of the property as Columbia Imagined lays out possible considerations for analyzing such parcels for potential inclusion into the municipal limits. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered. At this point, no public investment will be involved in the extension of sanitary sewer or other utilities to the site.

To provide sanitary service, the site has the ability to connect to a 60- inch sewer trunk line that is located along the east side of the Andrews parcel. This would require an extension of



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a 1,500-foot gravity sewer main from the trunk to the edge of the Overton parcel, for which the applicant is also seeking approval of a preliminary plat for a 38-lot residential development. In this sense the Overton parcel would normally be considered capable of being served by the sewer utility, as would other areas west of Perche Creek.

The property is located outside of the City's service territories for water and electric service. Water service is provided by Consolidated Public Water Supply District #1 (CPWSD #1), and capacity is adequate to meet required fire flow levels based on a water study that was conducted. Boone Electric Cooperative is the electric service provider for this site.

Gillespie Bridge Road provides access to the south side of both parcels. It is maintained by Boone County, but transfer of maintenance responsibilities could occur in the future if additional annexations occur, as determined by City and County officials. The roadway is an unimproved two-lane street with approximately 40 feet of pavement inclusive of roadway shoulders. The CATSO Major Roadway Plan identifies the street as a minor arterial, which would require a total right of way of 100 feet, with a street cross section that includes up to 52 feet of roadway as well as sidewalks and pedways. Future upgrading of the roadway would likely be at the expense of the City.

The future subdivision of property will require the dedication of the necessary right of way for a minor arterial; however, as the Andrews parcel is currently in agricultural use, and is located entirely in the flood plain and partially in the floodway, the likelihood of the subdivision of the property in the future is uncertain, and necessary right of way would likely need to be acquired if a road project was anticipated in the future. Sidewalk construction is also required when a property is platted. The Overton parcel is currently requesting a preliminary plat that reflects the required right of way dedication, which would then be dedicated with the final plat.

Gillespie Bridge is also known to become impassable due to flooding at times. Data collected by different City and County departments indicate the road has been flooded 11 times over the past three years. Public Works has noted that in order to correct the problem, a major roadway project would need to be initiated to evaluate the roadway and possibly replace the bridge and approaching roadway to prevent the flooding. There is currently nothing in the CIP in regards to this project, and no plan or agreement is in place with the applicant to mitigate the impact of the flooding. Furthermore, potential long-term growth of the City west of the portion of Gillespie Bridge that is susceptible to flooding may expedite the need to upgrade the roadway to eliminate its impassability during flooding to ensure uninterrupted delivery of public safety and other services to the adjoining residents. The existing alternative routes to access the subject parcels from the City require crossing Perche Creek via I-70, which crosses the creek two miles to the north, and Route K, which crosses the creek approximately two and one-half miles to the south.

Other City services that will be provided in the future upon annexation include Solid Waste, Fire and Police. Currently, the closest fire station to the site would generally be the City's Station #6, which is located east of the site a little less than 2 miles. The most direct access to



the site from the station would be from the east along Gillespie Bridge Road. In the event that Gillespie Bridge Road is impassible, emergency services would be dispatched from the Midway fire station (Boone County) located north of I-70.

The Planning and Zoning Commission considered this proposal at their September 21, 2017 meeting. The Commission voted (5-3) to permanently zone the Overton parcel R-1 as requested. The Andrews parcel requested R-1 zoning as well; however, the Commission recommended A (Agricultural) zoning, similar to staff's recommendation. Updated annexation petitions, dated October 6, 2017, for the Andrews parcel are attached to reflect their consent to the Commission's recommended zoning.

The 38-lot preliminary plat (Case #17-171) was also considered concurrently with the permanent zoning request. The Commission voted to recommend denial of the preliminary plat (5-3), due in part to concerns with lots within the flood fringe (i.e., flood plain). The full staff report and minutes associated with the Planning and Zoning Commission's hearing will accompany the introduction of each of these items at the October 16 and November 6 Council meetings, respectively.

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 such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

### Strategic & Comprehensive Plan Impacts

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
10/2/2017	Set annexation public hearing (R134-17)



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## Suggested Council Action

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