



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2021

Re: Boone Development, Inc. Richland Road Tract Annexation - Public Hearing (Case #201-2021)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of a total of 123.84 acres of land generally located on the south side of Richland Road approximately 4,000 feet east of Rolling Hills Road.

Discussion

Crockett Engineering Consultants (agent), on behalf of Boone Development, Inc. (owner), is seeking approval to permanently zone 123.84 acres from County A-R (Agriculture Residential) to City R-1 (One-Family Dwelling) upon annexation. The subject site includes two parcels, one located on the south side of the Richland Road, approximately 4,000 feet east of Rolling Hills Road, and the other located to the south of that directly north of the Old Hawthorne development. The property is improved with a single dwelling unit and accessory structures addressed as 6450 E Richland Road. The subject acreage is contiguous to the City's municipal boundary along its south property line and is eligible for annexation.

This request for annexation is associated with two other cases relating to the same property which will be introduced at the Council's July 19 meeting. Case #106-2021 is the permanent zoning request associated with this action. Case #105-2021 is a 169-lot preliminary plat that also includes design adjustment from the UDC. The design adjustment requests will be addressed in a concurrent, but separate Council report. A third case, Case #107-2021, does not include the parcels to be annexed, but is related to the larger preliminary plat. This case is a request to rezone two existing City lots to R-1 so that they may be included in the preliminary plat. That case will also be introduced at the Council's July 19 meeting.

The subject site is presently within the Urban Service Area. The site will have access to an existing 8-inch City sewer main near its southeast corner, along Crooked Switch Court, that can be extended without any City-involved construction. There are no capacity issues in this area that would prevent the planned additional service lines from connecting. Staff's review of the proposed preliminary plat for the site concluded that the site is able to be adequately served via the existing 8-inch sewer line.

The site will be served by the Public Water Supply District 9, which has indicated that the site can be serviced with existing infrastructure located adjacent to the site. Within the existing Old Hawthorne development, an 8-inch water main is located along the south side of Ivory Lane, and a 12-inch main is located along Richland Road as well, both of which may be used to serve the property.



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Electric service is provided by Boone Electric, but will require a short extension (approximately 600 feet) to the site from an existing service located to the rear of property addressed 705 Sunstone Lane.

Richland Road is a County-maintained roadway that is located adjacent to the site along its north property line. The street is currently a 2-lane, 24-foot wide roadway with no shoulders or sidewalks. Per the proposed preliminary plat, a new street would intersect with Richland Road and provide the primary access to the site from Richland. Additional connectivity is provided to the south with two access points into the Old Hawthorne development. Future stubs to the east and west are also provided. The proposed preliminary plat layout has been attached.

The CATSO Major Roadway Plan (MRP) identifies Richland Road as a major arterial, which requires 100-106 feet of right of way. Additional ROW will be required to meet the minimum requirements. Dedication of the additional right of way will occur at the time of final plat and is reflected on the proposed preliminary plat.

Additional City services to be provided upon annexation would include Solid Waste collection and Police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. 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 County Station #1, located approximately 2.5 away, on St. Charles Road at its intersection with Lake of the Woods Road. The City's nearest station, Station #5, is approximately 2.75 miles away, at the intersection of Clark and Ballenger Lanes.

The Planning and Zoning Commission considered the permanent zoning of the subject property at their June 10, 2021 meeting. A motion to approved R-1 as permanent zoning passed (9-0). The full Planning and Zoning Commission staff report and meeting excerpts will accompany the introduction of the permanent zoning (Case #106-2021) on the July 19 Council agenda.

On a related note, the PZC also heard case #105-2021 (preliminary plat) at the June 10 meeting, and all motions to approve the preliminary plat and related design adjustments failed. The PZC did recommend approval of case #107-2021, which was the rezoning of the existing two common lots within Old Hawthorne to R-1.

Locator maps, adjacent zoning graphic, and proposed preliminary plat 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 safety, sanitary, 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: Economy, 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
06/21/2021	Set date for public hearing (R95-21)

Suggested Council Action

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