



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: 6800 Richland Road Annexation- Public Hearing (Case #153-2023)

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of approximately 103.73 acres of land located on the south side of Richland Road, west of Olivet Road.

## Discussion

Crockett Engineering (agent) is seeking, on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), the annexation of a 103.73-acre parcel commonly addressed as 6800 Richland Road. A concurrent permanent zoning request (Case #114-2023) seeks R-1 (One-Family Dwelling) zoning on 97.02 acres of the parcel, with the remaining 6.71 acres of the parcel to be zoned M-N (Mixed-use Neighborhood) pursuant to annexation. The applicants have also submitted a 161-lot preliminary plat (Case #113-2023) illustrating a future residential and neighborhood commercial development. The permanent zoning and preliminary plat requests were heard by the Planning Commission on May 4, 2023 and will be introduced on the Council's June 5<sup>th</sup> agenda.

The site is located within the City's Urban Services Area and designated as being located within a "Neighborhood" district as defined by the Columbia Imagined Comprehensive Plan. The requested zoning is consistent with the neighborhood district designation, which is intended to accommodate a broad mix of residential uses, but also supports a limited number of non-residential uses that provide services to neighborhood residents. The location of the proposed M-N district at the intersection of two collector roadways is also consistent with those objectives, providing services to residents in the immediate area at a transportation node.

Sewer will be provided by the City upon annexation via an existing city sewer line located on-site, along the southern property boundary. Additional sewer access exists just west of the subject site, within the Old Hawthorne North subdivision. Per PR 115-97A, given the site is contiguous with the municipal limits it is required to annex into the City to receive sanitary service. Future lot connections to public sewer will be subject to standard connection fees and recurring monthly charges as established by the City Code and construction of required public infrastructure shall conform to city specifications and standards.

The property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by PWSD # 9. There are no known capacity issues associated with the utility services to be provided to the site. Fire protection,



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

upon annexation, would be provided jointly by the City of Columbia and the Boone County Fire Protection District.

A traffic impact analysis was conducted and as a result of its findings a development agreement between the City and property owners relating to future off-site transportation improvements has been prepared. The agreement contains required off-site improvements, developer obligations, and infrastructure dedication/installation triggers intended to address potential negative impacts that the proposed permanent zoning of the site to R-1 and M-N may create. The agreement will be introduced on the June 5<sup>th</sup> Council agenda as part of Case #113-2023.

Per State Statute, a public hearing must be held a minimum of 14 days 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 on the annexation request and to determine if such action is a reasonable and necessary expansion of the city's corporate limits.

The Planning and Zoning Commission considered the permanent zoning (Case #114-2023) and preliminary plat (Case #113-2023), respectively, at its May 4, 2022 meeting. The complete cases inclusive of the Commission recommendations and meeting minute excerpts will appear on the Council's June 5<sup>th</sup> agenda.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's May 4<sup>th</sup> meeting via a published newspaper ad, on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as Homeowners Associations within 185' and 1000', respectively.

Locator maps and annexation petitions and exhibits 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Legislative History

Date	Action
4/3/23	Set a public hearing (April 17, 2023) for the proposed annexation. (R50-23)

## Suggested Council Action

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