



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 1, 2024

Re: 1003 East Brown School Road Annexation - Set Public Hearing (Case #190-2024)

Executive Summary

Approval of this resolution would set July 15, 2024 as the required public hearing date for the annexation of 18.62 acres of land located northwest of the intersection of East Brown School Road and Highway 763. The site includes the address 1003 East Brown School Road. The subject site is currently zoned Boone County R-S (Residential, Single Family), and the applicant seeks City M-C (mixed use – Corridor) zoning upon annexation. A public hearing is required, per State Statute, prior to final consideration of the proposed annexation and permanent zoning requests by City Council. The Planning and Zoning Commission held a public hearing on the permanent zoning of the subject acreage on June 20, 2024.

Discussion

Crockett Engineering (agent), on behalf of Walter T Sorrels & Dorothy M Sorrels Family Trust (owners), are seeking approval to have 18.62-acres annexed into the City of Columbia and have it assigned M-C (Mixed-use Corridor) zoning as its permanent City zoning. The subject property is located on the northwest corner of the intersection of Brown School Road and Highway 763 and is addressed 1003 East Brown School Road. The property is presently zoned County R-S. A concurrent request (Case #159-2024) seeks approval of a preliminary plat of the site, consolidating the site's five lots into one lot.

The requested M-C zoning would constitute an "up-zoning," when compared to the existing R-S designation in the County. A wide spectrum of allowable uses in the M-C district are not considered consistent with the City's comprehensive plan, Columbia Imagined. The site is designated as being located within a "Neighborhood" district as well as a "Open space/greenbelt" district on the comprehensive plan's Future Land Use Map. The portion of the site that is considered "openspace/greenbelt" are located within the floodplain that traverses the site in its southeast corner. The neighborhood district is intended to support a broad mix of residential uses, as well as a limited number of service-type uses that support needs of neighborhood residents. The intended principal use of the property is to accommodate the operations of the Central Missouri Humane Society (i.e. an animal shelter). This use is believed more regional in nature and not serving just neighborhood residents.

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.



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The site is located within the City's Urban Services Area, is contiguous to the city limits along its southern and eastern frontages across Brown School Road and Highway 763, respectively, and has access to City sewer in its southeastern corner. Per Policy Resolution 115-97A, the parcel is required to annex into the City to receive sanitary service, given the site is contiguous with the municipal limits. Future 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 site is located within Boone Electric Cooperative Service area and will remain as such after annexation. The site is served by City Water through a 12-inch main on the eastern edge of the site running parallel with Highway 763. There are no known capacity issues associated with the utility services to be provided on site. Fire protection would be provided by the City of Columbia with mutual-aid being provided by the Boone County Fire Protection District following annexation.

The Planning and Zoning Commission considered the permanent zoning (Case # 158-2024) at its June 20, 2024 meeting. The permanent zoning case is scheduled to be introduced at the July 15, 2024 Council meeting, under separate cover. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request.

Public notice relating to the proposed permanent zoning was provided 15 days in advance (May 21, 2024) of the Commission's June 6th meeting via a published newspaper ad. Furthermore, 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, were provided 15 days in advance of the Planning Commission's June 6, 2024 public hearing. The applicant requested that the permanent zoning be "tabled" at the June 6 meeting to discuss possible zoning alternatives.

Locator maps, the annexation petition, and the zoning exhibit 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 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.



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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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Set July 15, 2024 as the required public hearing for the annexation of this site, which includes the address of 1003 East Brown School Road, as required by State Statute.