



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 17, 2022

Re: Bristol Ridge Plat 2 Annexation- Set Public Hearing (Case # 01-2023)

Executive Summary

Approval would set November 7, 2022 as the public hearing date for the voluntary annexation of approximately 53.80 acres of land located at the north terminus of Bristol Lake Parkway, as required per state statute.

Discussion

Crockett Engineering Consultants (agent), on behalf of Fred Overton Development, Inc. (owner), is seeking approval to annex approximately 53.80 acres into the City's corporate limits. The site is located northwest of the existing terminus of Bristol Lake Parkway. The subject acreage is contiguous to the City's municipal boundary along its southern and eastern boundaries, which are shared with Bristol Ridge Plat 1 and Phillips Park, respectively.

The applicant seeks assignment of R-1 (One-family Dwelling) district zoning as the site's permanent zoning upon annexation (as described below). The permanent zoning for the subject property is being reviewed under Case #246-2022. A preliminary plat to subdivide the property into 103 single-family home lots and 3 common lots is presently under concurrent review as well as Case #245-2022.

The requested R-1 zoning is generally consistent with the existing Boone County A-1 (Agriculture) zoning and the surrounding development pattern in both the City and County. The site is generally surrounded by County A-1 to the north and west (undeveloped), O (Open Space) to the east (Phillips Park) and City R-1 and PD to the south (Bristol Ridge Plat 1 & Bristol Lakes). The site is designated within the Neighborhood District on the City's Future Land Use Map, which is typically consistent with residential zoning categories.

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 subject site is within the Urban Service Area as presented in Columbia Imagined and has access to an existing City sanitary sewer line onsite. There are no known sewer capacity issues. The subject property is not within a sewer connection agreement area and the expense associated with connection to the city's system will be borne fully by the applicant. The subject property will be required to pay standard connection and monthly service charges as a condition of being provided sanitary service. The subject property is located within the City's water and electric service territories. Fire protection would be provided jointly by the City of Columbia and the Boone County Fire Protection District.



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The Planning and Zoning Commission considered both the permanent zoning (Case # 246-2022) and the proposed 106-lot preliminary plat (Case #245-2021) at its October 6, 2022 meeting. These cases are to be introduced at the November 7, 2022 Council meeting under separate cover. The full Planning and Zoning Commission staff reports as well as meeting excerpts will accompany the introduction of both cases.

Public notice relating to the proposed permanent zoning and preliminary plat were provided 15 days in advance of the Commission's October 6th 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 petition 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: Safe Neighborhoods, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

| Date | Action |
|------|--------|
| N/A | N/A |

Suggested Council Action

Set the date of the required annexation public hearing for November 7, 2022.