City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: May 15, 2023
Re: 6800 Richland Road Annexation- Set Public Hearing (Case #153-2023)

Executive Summary

This request seeks to set June 5, 2023 as the required public hearing date for the voluntary annexation of approximately 103.73 acres of land in northeast Columbia. The site is located southwest of the intersection of Olivet Road and Richland Road.

Discussion

The applicants are seeking annexation and permanent zoning of their 103.73-acre parcel commonly addressed as 6800 Richland Road. A concurrent permanent zoning request (Case #114-2023) seeks that 97.02 acres of parcel be zoned R-1 (One-Family Dwelling) and 6.71 acres of the parcel be zoned M-N (Mixed-use Neighborhood) upon 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, under separate cover, on the Council's June 5, 2023 meeting.

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 distinction, which is intended to accommodate a broad mix of residential uses, but also supports a limited number of nonresidential 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 the objectives of the comprehensive plan, 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. 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 upon annexation.

A traffic impact analysis and a development agreement relating to the future improvement of the acreage have been prepared. These documents contain required improvements, developer obligations, and infrastructure dedication/installation triggers intended to address potential negative impacts that the proposed permanent zoning of the site R-1 and M-N may create. The prepared development agreement will accompany the proposed preliminary plat to be introduced on Council's June 5, 2023 agenda.

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 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 excepts will be introduced at the June 5, 2023 Council meeting under separate cover.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's May 4th 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.

City staff continues to work on a preliminary engineering plan and profile to coordinate the several subdivision requests along Richland Road, including the subject tract, and city and county staff are working on a request for proposals for a corridor study of the approximately four miles between St. Charles Road and Route Z.

Locator maps and annexation petitions with exhibits are attached.

Fiscal Impact

Short-Term Impact: Minimal municipal impact anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the applicants.

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: Infrastructure

Legislative History	
Date	Action
N/A	N/A

Suggested Council Action

Set June 5, 2023 as the date of the required annexation public hearing.