



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 20, 2024

Re: Richland Olivet Farms L.L.C Annexation – Set Public Hearing (Case # 164-2024)

Executive Summary

Approval of this resolution would set June 3, 2024 as the date of the required public hearing for the voluntary annexation of 29.68 acres of land located on the west side of Olivet Road, approximately ¼-mile south of Richland Road. The subject site is currently zoned Boone County A-R (Ag-Residential) and A-1 (Agriculture), and the applicant seeks City R-1 (One-family Dwelling) 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.

Discussion

The Crockett Engineering Consultants (agent), on behalf of Richland Olivet Farms L.L.C (owner), seeks approval of the annexation and permanent R-1 zoning of 29.68-acres of property located on the west side of Olivet Road approximately 1/4-mile south of its intersection with Richland Road. The bulk of the subject site is currently zoned Boone County A-R (Ag-Residential), with three small, distinct areas of Boone County A-1 (Agriculture) zoning on the southern edge of the parcel, along the South Fork of the Grindstone Creek.

The applicants recently annexed and permanently zoned the 103.73-acre parcel located immediately to the northwest of the subject site and obtained preliminary plat approval for the acreage as “Richland Estates”. A concurrent request (Case # 142-2024) seeks approval of a revised preliminary plat for this development by including the subject acreage into that development. The revised preliminary plat would increase the total number of single-family residential lots from 160 to 272 lots. The subject acreage had previously obtained Boone County preliminary plat approval as Oak Mill Estates, a 19-lot single-family subdivision.

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 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. Sewer will be provided by the City upon annexation, although a sewer main extension will be required. Per PR 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 lot connections to public sewer will be subject to standard connection fees and recurring monthly charges as



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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 PWS # 9. There are no known capacity issues associated with the utility services to be provided to the site. Fire protection, upon annexation, would be provided the City of Columbia with mutual-aid provided by the Boone County Fire Protection District.

The existing Richland Estates Preliminary Plat is subject to a development agreement which contains several developer obligations associated with off-site transportation infrastructure improvements and contributions. Given the subject acreage is intended to be added to the existing Richland Estates development, an updated traffic impact analysis was required. The findings of this update did not identify additional improvements being required beyond those current addressed within the existing development agreement; however, given the acreage of development and the total number of lots within it will be adjusted an "amended" development agreement will be required. The "amended" development agreement will be submitted concurrently with the preliminary plat (Case # 142-2024), under separate cover, as part of the Council's June 3 agenda.

The Planning and Zoning Commission considered the permanent zoning (Case # 141-2024) at its May 9, 2024 meeting. The permanent zoning case is scheduled to be introduced at the June 3, 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 (April 23, 2024) of the Commission's May 9th 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 May 9th public hearing.

Locator maps and annexation petition, and 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.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, 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 June 3, 2024.