



# 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 15, 2024

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

## Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed 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.

## 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. The site is designated as being located within a "Neighborhood" district as well as an "Open space/greenbelt" district on the comprehensive plan's Future Land Use Map. The portion of the site that is considered "open space/greenbelt" is 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 the 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).

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, 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,



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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. Highway 763 is a fully-improved, five lane major arterial roadway maintained by the Missouri Department of Transportation. Brown School Road is a two-lane major arterial road maintained by the City, with dedicated right and left turn lanes and two through lanes at the approach to the signalized intersection with Highway 763.

The Planning and Zoning Commission considered the permanent zoning (Case #158-2024) at its June 20, 2024 meeting. The permanent zoning request was tabled at the Commission's June 6, 2024 meeting to allow the applicant to consider an alternative zoning designation. The June 20, 2024 staff report to the Planning and Zoning Commission did not recommend approval of the requested M-C zoning, but rather recommended M-N zoning. M-N zoning would permit an animal shelter; however, following approval of a conditional use permit (CUP) and subject to compliance with "use-specific standards".

The applicant's agent and members representing the Humane Society spoke in favor of the request and answered Commission questions relating to the intended end use and long-term commitment to the property. No members of the general public spoke in opposition to the requested and letters in support of the application from immediately adjacent property were received. Following public testimony, the Commission made a motion and voted unanimously to recommend approval of the requested permanent zoning to M-C upon annexation. The full Planning and Zoning Commission staff report as well as meeting excerpts will accompany the permanent zoning (Case # 158-2024) request which is scheduled to be introduced on the July 15, 2024 Council meeting agenda, under separate cover.

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 until June 20 to discuss possible zoning alternatives.

Locator maps, the annexation petition and legal description, the proposed preliminary plat (Case # 159-2024), 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.

## 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
07/01/2024	Set a public hearing relating to annexation of this site. (Res. 119-24)

## Suggested Council Action

Hold the public hearing as required by State Statute