



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2022

Re: Frazier/Ussery Tract Annexation Agreement (Case #63-2022)

Executive Summary

Approval of this request will authorize the City Manager to enter into an annexation agreement with Charlotte Frazier and Melissa Ussery. If approved, the applicant would be permitted to connect 19-lot proposed single-family lots developed to Boone County standards to the City's sanitary sewer system. The subject site contains 29.74 acres that is non-contiguous to the City's municipal boundary which has triggered the requested annexation agreement per Policy Resolution 115-97A. The site is further required to enter into an annexation agreement per the terms and conditions of the 2005 Grindstone Creek Watershed Cooperative Agreement between the City and the Boone County Regional Sewer District as it relates to sanitary sewer service.

Discussion

Crockett Engineering Consultants (agent), on behalf of Charlotte Frazier and Melissa Ussery (owners), is seeking approval of an annexation agreement with the City of Columbia that would allow a proposed 19-lot single-family residential development to connect to the City's sanitary sewer treatment system. If approved, the proposed development would be constructed in accordance with the zoning and subdivision provisions of Boone County. The attached preliminary plat, referred to as "*Estates at Oak Mill, Plat No. 1*", will be reviewed and approved by Boone County if the annexation agreement is approved. The 29.74-acre property is a portion of an existing 55.65-acre parcel, currently zoned County A-1 (Agriculture) and A-R (Agriculture Residential) and is located on the west side of Olivet Road, approximately 1,300 feet south of the intersection of Richland Road.

The agreement allows connection to the City's sanitary sewer treatment system, but requires that the property annex into the City upon becoming contiguous with the municipal boundary. The agreement identifies the site being permanently zoned City R-1 (Single-family Dwelling) once contiguous. The agreement also addresses off-site infrastructure improvement requirements necessary to mitigate impacts that the proposed development will create on the surrounding roadway network.

At its nearest point, the site is located approximately 1,300 feet east of the property that is within the City's current municipal boundary, which is a parcel that was recently annexed and includes a preliminary plat known as "*Old Hawthorne North*." Per the submitted preliminary plat for this site, the development would include the construction of an east/west neighborhood collector street consistent with the CATSO major roadway plan, with an alignment that would allow the continuation of the same collector roadway within Old



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Hawthorne North to the west of the site in the future, once the intervening property between them is developed.

The purpose of the annexation agreement is to permit the owner to connect to the City's sanitary sewer treatment system per the requirements of Policy Resolution 115-97A and the terms of the 2005 cooperative agreement approved by Ordinance #18430 (see attached). The entire site is subject to the cooperative agreement, referred to as the Grindstone Creek Watershed Agreement that the City entered into with the Boone County Regional Sewer District (BCRSD) in 2005.

The provisions of the cooperative agreement state that, among other things, the lots proposed would be future City of Columbia sewer customers. As such, these customers would be subject to the payment of all applicable connection and recurring fees established by Sections 22-263 and 22-264 of the City Code at a rate 50% greater than if the property were within the City's corporate limits. This 50% increase in applicable fees is authorized by Section 22-266 of the City Code.

In addition to outlining the provision of sanitary sewer, the agreement also includes a provision to address potential street infrastructure impacts. Typically, a traffic study would be required to ascertain the impacts to the street network, but in this case, because of the relatively small size of the subdivision (19 lots), a traffic study was not automatically required. However, given the relative proximity of the proposed development to the Old Hawthorne North development and given the similar type of residential use proposed, the data provided within the traffic study produced for the Old Hawthorne North development was used to determine an appropriate contribution level.

The previous traffic study recognized that development sites near the Richland Road corridor would have an impact on traffic movement along Richland Road, principally at the intersection of Richland Road and Grace Lane/Rolling Hills. This development, along with future development, would likely trigger the need to construct a roundabout at that intersection in the future.

Based upon that finding, the applicant has agreed to a contribution that is proportional to the amount paid by the Old Hawthorne North development, which will be \$11,400. The applicant has agreed to this condition and it has been incorporated into the agreement.

The annexation agreement also addresses the general development of the site. Per its terms, new construction would be subject to all Boone County development regulations and approvals for the duration of time the parcel remains outside the city limits (i.e. not annexed), with the exception of having to comply with the City's tree preservation standards and the International Fire Code regulations adopted by the City. The agreement also includes provisions that provide a 2-year transition period for work "in progress", triggered at the time of annexation, allowing then on-going construction to be completed under County requirements. Any new work begun following annexation would be required to comply with all City regulations.



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The entire site is located within the Urban Services Area (USA) boundary as depicted within Columbia Imagined. The site receives public utilities from Boone Electric and PWSD #9, and public safety services are provided by Boone County. Upon annexation utility services would not change; however, police protection and trash collection would become the responsibility of the City. Additionally, fire protection services would then also be provided by the City, with mutual-aid response by the Boone County Fire Protection District.

Locator maps, preliminary plat (proposed), zoning graphic, annexation agreement, 2005 Grindstone Creek Watershed Cooperative Agreement, and Policy Resolution 115-97A are attached for review.

Fiscal Impact

Short-Term Impact: None. All public infrastructure expansion or extension will be at the cost of the applicant.

Long-Term Impact: Long-term impacts may include sanitary sewer connection point maintenance. Additional long-term impacts may include increased public safety, and trash collection; however, such impacts would only be realized upon formal annexation of the property.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
10/19/09	Approved amendment to Sunrise Estates Pump Station Connection Agreement. (Ord. 020454)
3/7/05	Authorized City Manager to execute Grindstone Creek Watershed Cooperative Agreement. (Ord. 018430)

Suggested Council Action

Authorize the City Manager to execute the annexation agreement.