City of Columbia

701 East Broadway, Columbia, Missouri 65201

Agenda Item Number: (D)
Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: 3/2/2015
Re: Setting public hearing - Battle Elementary and High School annexation (Case 15-62)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance
Supporting documentation includes: Maps

Executive Summary

If approved this request would set March 16, 2015, as the public hearing date for the proposed annexation and permanent zoning of 116 acres of land owned by Columbia Public Schools east of Battle Avenue and north of St. Charles Road current improved with Battle High School and future Battle Elementary School.

Discussion

Columbia Public Schools (CPS) is requesting to annex 116 acres of land into the City of Columbia, and have it permanently zoned R-1 (One-Family Dwelling District). The acreage consists of 3 tracts of land improved with Battle High School and associated stormwater detention (84 acres) and future Battle Elementary School (32 acres). The 116 acre property is subject to an annexation agreement approved by Ordinance # 21379. The requested zoning district designation is consistent with the existing County zoning and will accommodate the existing site improvements.

The request to apply permanent City zoning is scheduled for a hearing before the Planning and Zoning Commission on March 5, 2015. This hearing is anticipated to follow the annexation of property to the west known as Somerset Village (Case #14-180) which is scheduled for Council consideration on March 2, 2015. It is anticipated that an ordinance annexing and zoning the subject property may be introduced on the March 16, 2015 and considered for adoption at the April 6, 2015 City Council meeting

The 116 acres is accessed via St. Charles Road and Battle Avenue - both currently maintained by Boone County. The site receives electric, water, and public safety services from Boone Electric, Public Water Supply District #9, and Boone County, respectively. Upon annexation, the City will provide municipal services (fire, police, and trash) to the site.

City sanitary service presently exists at the site and was provided under the terms of the North Grindstone Sewer Extension Phase II Project (Ord. # 20538) between the Boone County Regional Sewer District and City. The subject acreage is within the Urban Service Area as shown on the Future Land Use Map of Columbia Imagined.

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Staff is concluding its review on the requested annexation and permanent zoning. The public hearing on this item must occur no more than 60 days from the receipt of the annexation petition. The annexation petitions for this request were received on January 28, 2015, and the application for permanent zoning is tentatively scheduled for the Planning and Zoning Commission's consideration on March 5.

Consideration of the annexation request (a Council action) typically follows the Planning and Zoning Commission's public hearing on the permanent zoning. As such, approval of the attached resolution to "set the public hearing" on the requested annexation is following the normal application procedure.

Fiscal Impact

Short-Term Impact: None. Acreage is currently served by existing city sanitary service and Boone County maintained roadways that were installed prior to Battle High School opening and Battle Elementary School construction commencing. Per the annexation agreement the applicant has been obligated to pay all required connection fees for access to the City sewer as well as site improvement to access the existing service.

Long-Term Impact: Long-term impacts will include maintenance of public infrastructure (roadways and sanitary sewer) as well as provision of public safety and refuse collection services. These impacts will be reduced by user and contractual service fees. As a tax exempt entity, the applicant is not subject to property taxes; therefore, none will be collected to assist in off setting additional long-term costs. Such additional costs will need to be covered through capital budgeting.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Community Facilities and Services, Development
Strategic Plan Impact: Growth Management
Comprehensive Plan Impact: Land Use & Growth Management, Livable & Sustainable Communities

Suggested Council Action

Approve the resolution setting the public hearing for March 16, 2015

Legislative History

Annexation (Somerset Village) - Pending 3/2/15 (B40-15)
Annexation Agreement (CPS) - 8/6/14 (Ord 21379)
North Grindstone Sewer Extension Phase II - 1/20/10 (Ord 20538)

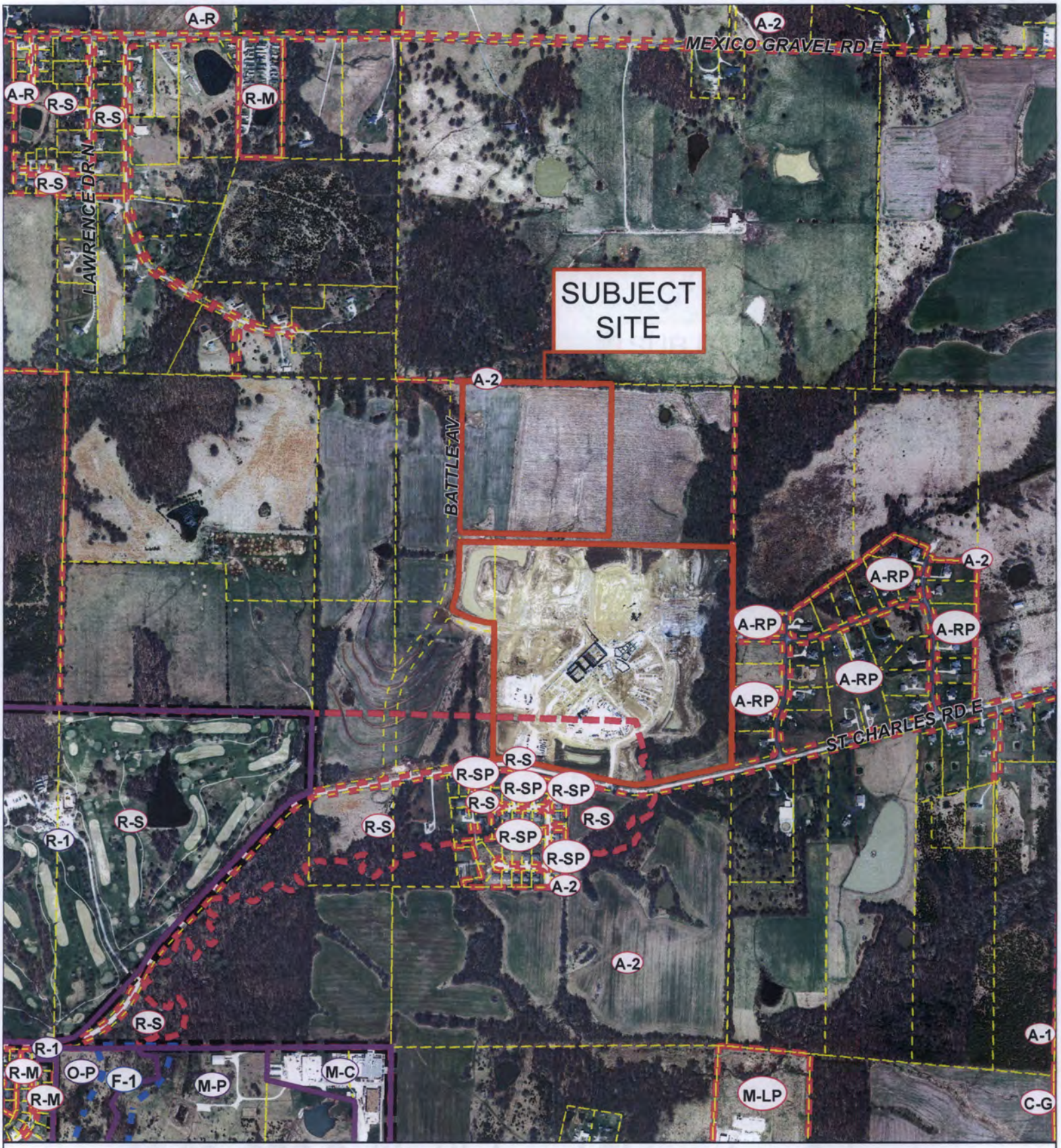
Department Approved

City Manager Approved

City of Columbia
701 East Broadway, Columbia, Missouri 65201

SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps

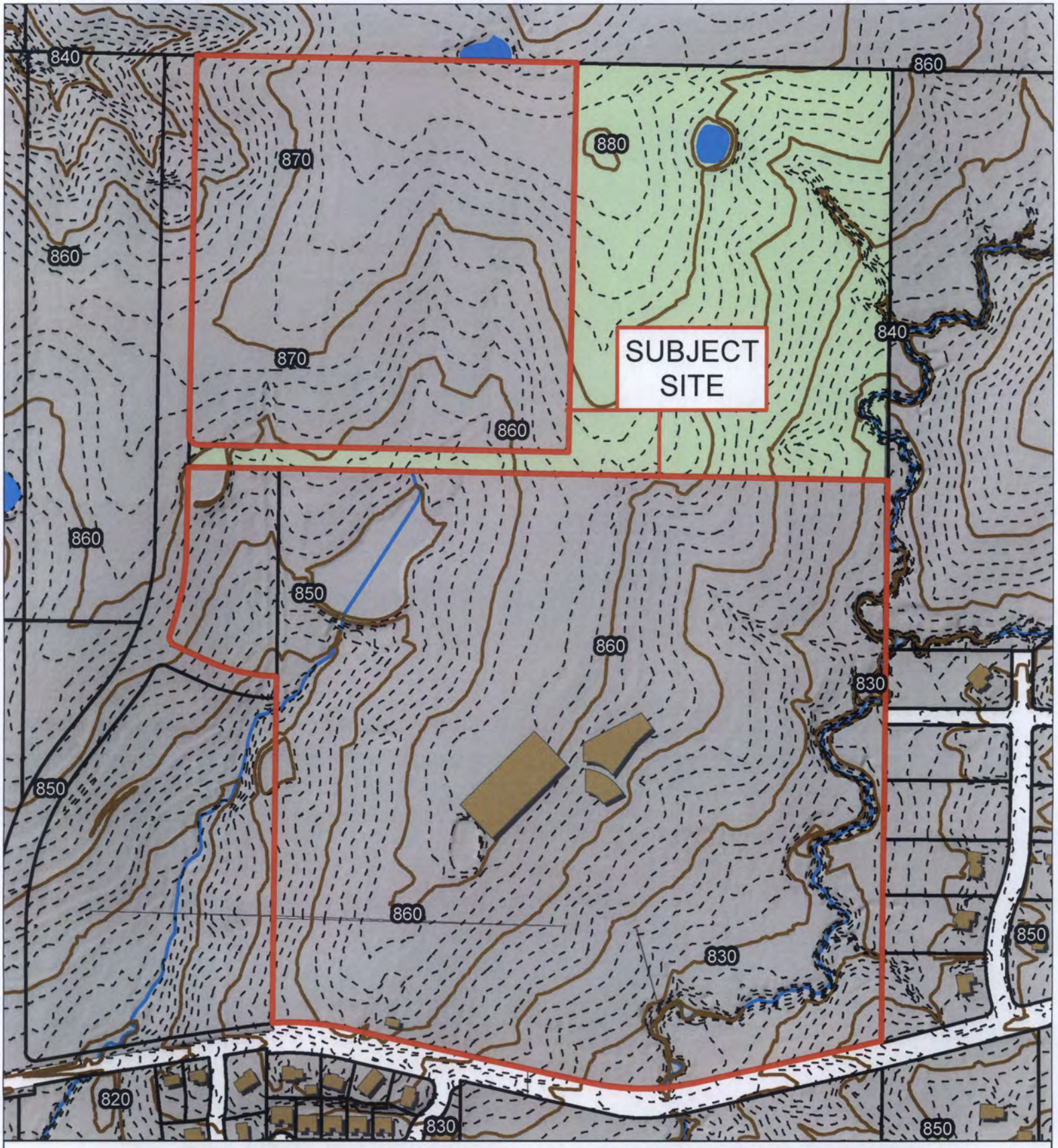


15-62: CPS Battle High and Elementary School Annexation & Zoning

City of Columbia Zoning
Boone County Zoning
Columbia City Limit
100-Year Flood Plain
Parcels

Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

0 445 890 1,780 Feet



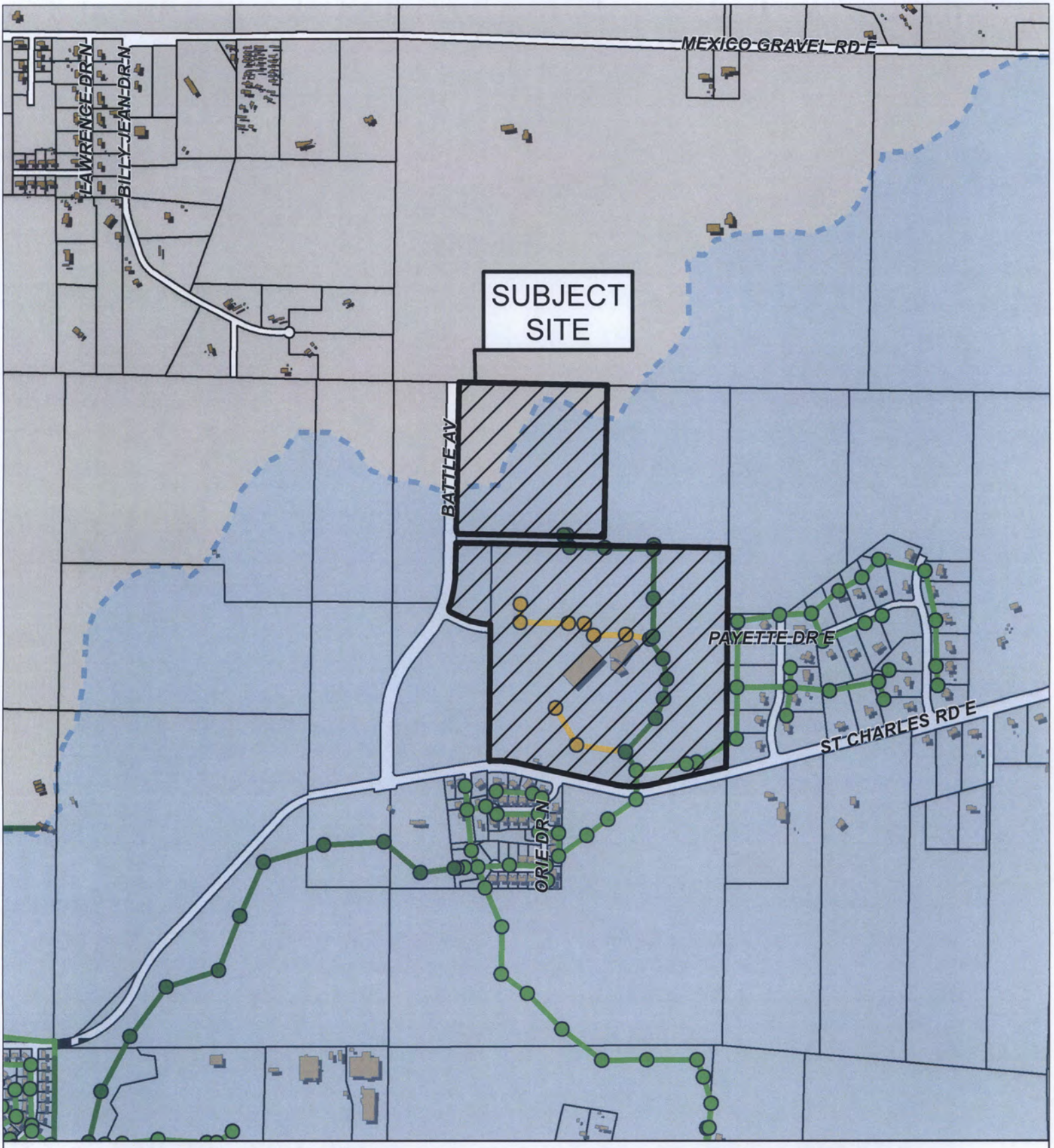
15-62: CPS Battle High and Elementary School Annexation & Zoning

10 Foot Contour Lines
2 Foot Contour Lines
Stream
Parcels
Building Footprint
Bodies of Water
Columbia City Limit

N

Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

0 170 340 680 Feet



15-62: CPS Battle High and Elementary School Annexation & Zoning

BCRSD
City Sanitary Structure
Private Sanitary Structure

BCRSD
City Sanitary Line
Private Sanitary Line

Building Footprint
Parcels
Columbia City Limit
Urban Service Area

N

Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

0 445 890 1,780
Feet

Introduced by _____ Council Bill No. _____R 36-15_____

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the east side of Battle Avenue and north side of St. Charles Road.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Verified petitions requesting the annexation of certain lands owned by Columbia Public Schools was filed with the City on January 28, 2015. Copies of the petitions, which contain the description of the property, marked "Exhibit A," are attached to and made a part of this resolution.

SECTION 2. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on March 16, 2015 at 7:00 p.m. in the City Council Chamber of the City Hall Building, 701 E. Broadway, in the City of Columbia, Missouri.

SECTION 3. The City Clerk shall cause notice of this hearing to be published at least seven days before the hearing in a newspaper published in the City.

ADOPTED this _____ day of _____, 2015.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Exhibit A

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Columbia Public Schools, a Missouri Public School District, hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. Columbia Public Schools is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

   A tract of land containing 80.00 acres, more or less, being part of the Northwest Quarter (NW ¼) of Section 1, township 48 North, range 12 West, shown and described by Survey recorded in Book 3263, Page 7, Records of Boone County, Missouri.

   (This description being identical to that used within the annexation agreement recorded in Book 4008, Page 122, August 7, 2012)

2. This real estate is not now a part of any incorporated municipality.

3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.

4. Columbia Public Schools requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.

5. Petitioner requests that the property be zoned R-1 (Single-family Dwelling) at the time of annexation.

Dated this 28th day of January, 2015.

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

VERIFICATION

The undersigned, Christine King, being of lawful age and after being duly sworn states and verifies that the undersigned has reviewed the foregoing Petition for Voluntary Annexation, and that the undersigned is duly authorized to execute the foregoing instrument on behalf of Columbia Public Schools and acknowledges the requests, matters and facts set forth therein are true and correct to the best of the undersigned's information and belief.

Subscribed and sworn to before me this 28th day of January, 2015.

TRACY L. DAVENPORT
Notary Public - State of Missouri
Commission Expires October 3, 2017
Boone County
Commission #13480320

Tracy L Davenport
Notary Public

My commission expires: _____

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Columbia Public Schools, a Missouri Public School District, hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. Columbia Public Schools is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

   Lot 201 of Somerset Village Plat 2, recorded in the Boone County Recorder of Deeds Office at Plat Book 46, Page 45.

2. This real estate is not now a part of any incorporated municipality.

3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.

4. Columbia Public Schools requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.

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1. Columbia Public Schools is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

   Lot 103 of Somerset Village Plat 1, recorded in the Boone County Recorder of Deeds Office at Plat Book 46, Page 44.

2. This real estate is not now a part of any incorporated municipality.

3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.

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