

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** ( E )

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 3/2/2015

**Re:** Setting public hearing - Battle Avenue Park annexation (Case 15-68)

## 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 30.19 acres of land owned by the City of Columbia east of Battle Avenue and north of Battle High School which is to be used as future city parkland to be known as Battle Avenue Park.

## Discussion

The City of Columbia is requesting to annex 30.19 acres of land into the City, and have it permanently zoned R-1 (One-Family Dwelling District). The acreage is currently unimproved and located to north of Battle High School and east of the future Battle Elementary School. The requested zoning is consistent with the current Boone County zoning and will allow the acreage to be developed with a future city park.

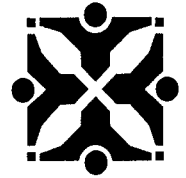
The request to apply permanent City zoning is scheduled for a hearing before the Planning and Zoning Commission on March 5, 2015. This hearing is anticipated to follow the annexation of property to the west known as Somerset Village (Case #14-180) which is scheduled for Council consideration on March 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 30.19 acres is accessed from Battle Avenue via a 70-foot wide stem of land located between the high school and elementary school. At the time of site improvement, the stem will be capable of accommodating either an access drive or non-residential public street. The site currently 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 sewer is available to the site and was provided under the terms of the North Grindstone Sewer Extension Phase II Project (Ord. # 20538). The subject acreage is within the Urban Service Area as shown on the Future Land Use Map of Columbia Imagined.

Staff is concluding its review on the requested annexation and permanent zoning. The public hearing

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on this item must occur no more than 60 days from the receipt of the annexation petition. The annexation petition for this request was received on January 30, 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. No development is proposed on the site within the Parks Master Plan (2013) or the City's 2015 Capital Improvement Plan (CIP).

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. Public safety and refuse collection costs will be captured through inter-governmental changes and user fees. Roadway and sanitary sewer impacts will need to be addressed through the capital budgeting process.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Community Facilities and Services

Strategic Plan Impact: Growth Management

Comprehensive Plan Impact: Land Use & Growth Management, Livable & Sustainable Communities

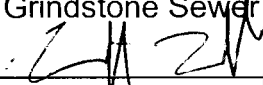
## Suggested Council Action

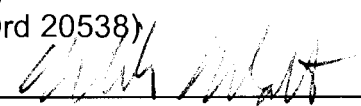
Approve the resolution setting the public hearing for March 16, 2015

## Legislative History

Annexation (Somerset Village) - Pending 3/2/15 (B40-15)

North Grindstone Sewer Extension Phase II - 1/20/10 (Ord 20538)

  
\_\_\_\_\_  
Department Approved

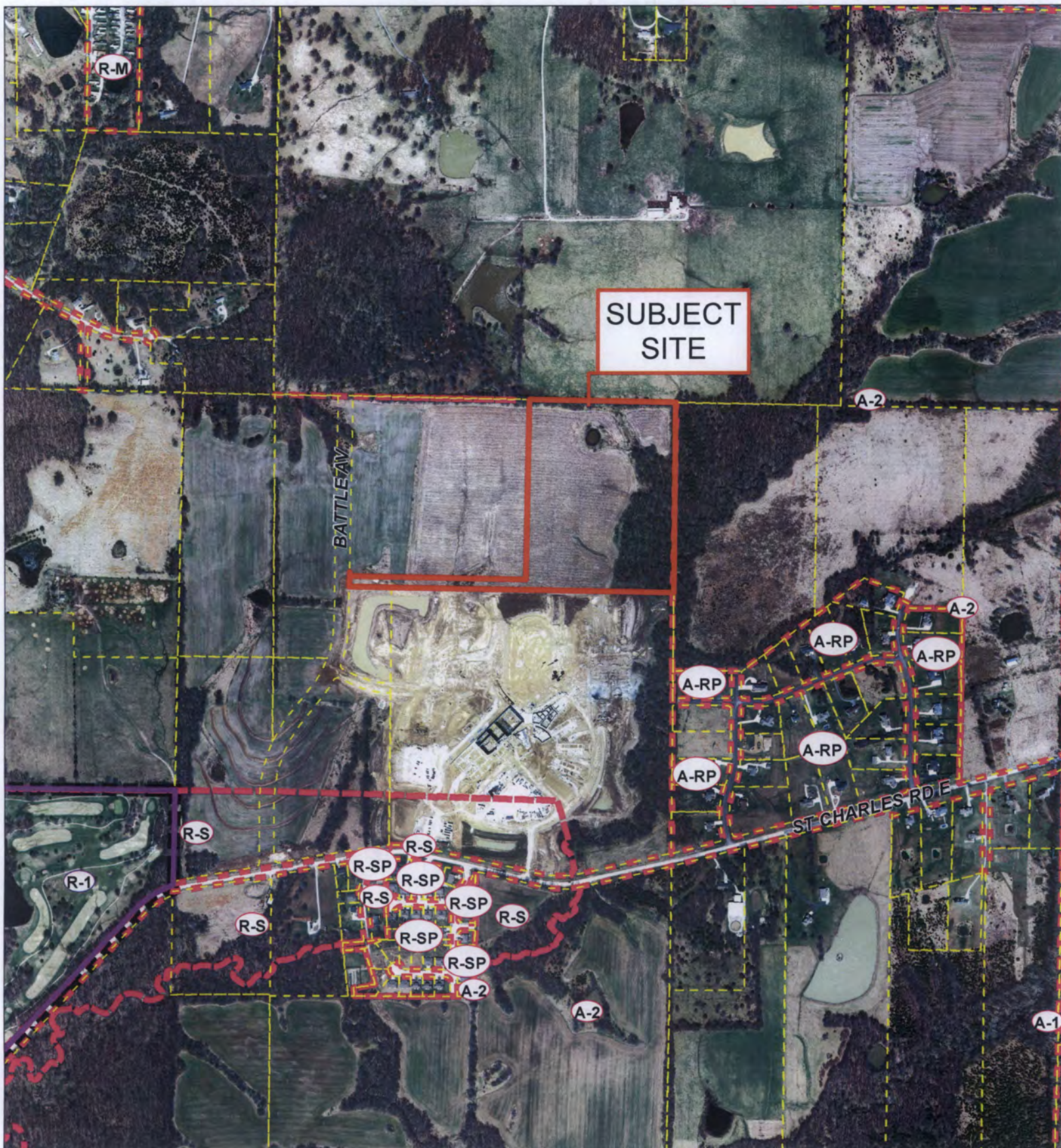
  
\_\_\_\_\_  
City Manager Approved



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps





## 15-68: Battle Avenue Park Annexation & Zoning



City of Columbia Zoning

Boone County Zoning

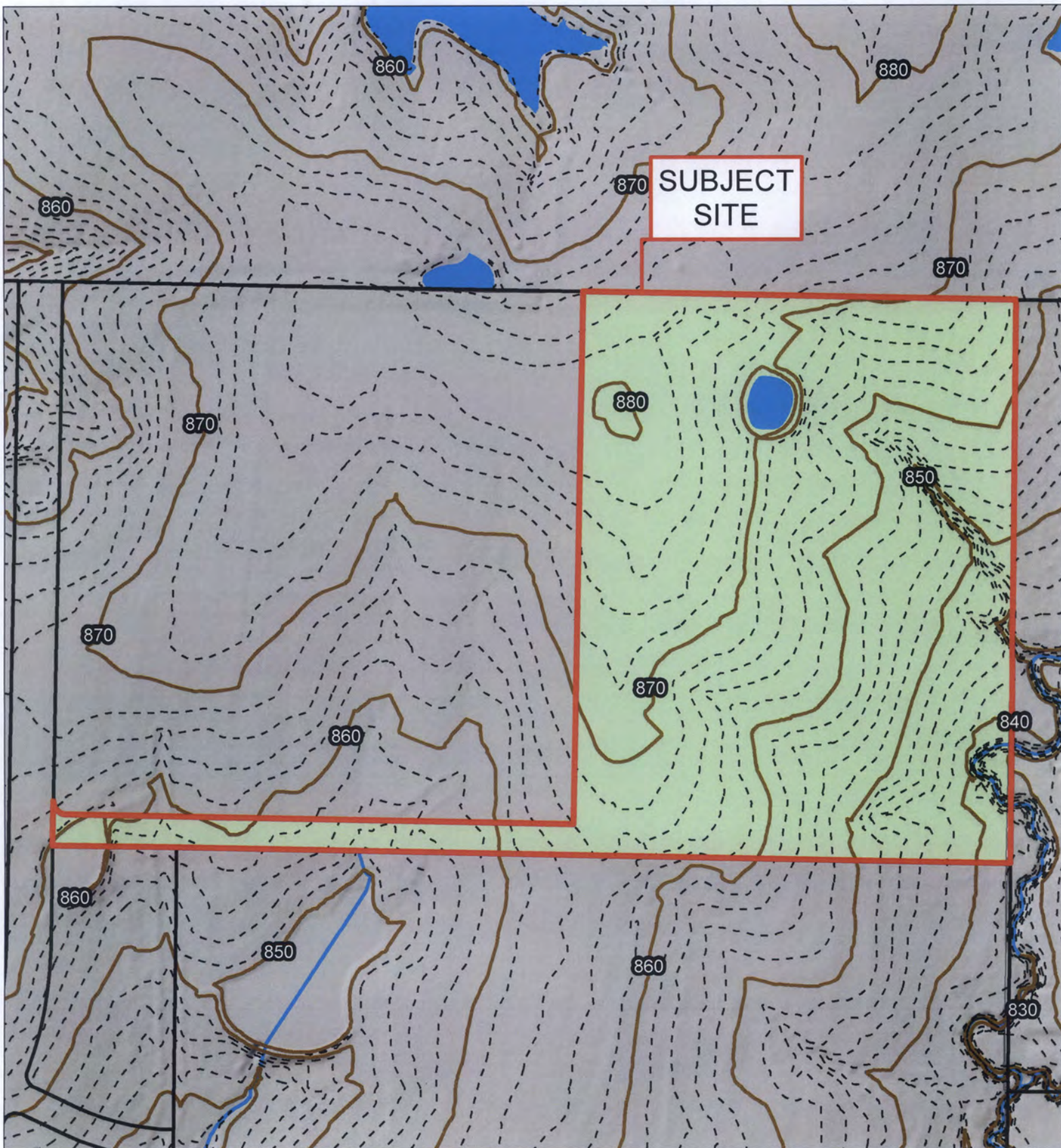


Parcels

Columbia City Limit







## 15-68: Battle Avenue Park Annexation & Zoning



— 10 Foot Contour Lines

- - - 2 Foot Contour Lines

— Stream

▭ Parcels

▬ Building Footprint

▬ Bodies of Water

▬ Columbia City Limit







## 15-68: Battle Avenue Park Annexation & Zoning



● BCRSD

● City Sanitary Structure

● Private Sanitary Structure

— BCRSD

— City Sanitary Line

— Private Sanitary Line

■ Building Footprint

■ Parcels

--- Urban Service Area



Introduced by \_\_\_\_\_ Council Bill No. R 37-15

**A RESOLUTION**

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

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

SECTION 1. A verified petition requesting the annexation of certain lands owned by the City of Columbia, Missouri was filed with the City on January 30, 2015. A copy of this petition, which contains the description of the property, marked "Exhibit A," is 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

# PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Mike Matthes, City Manager of the City of Columbia, Missouri, 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. City of Columbia is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

Lot 202 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. Mike Matthes 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 30<sup>th</sup> day of January, 2015.

STATE OF MISSOURI       )  
  ) ss.  
COUNTY OF BOONE       )

## VERIFICATION

The undersigned, Mike Matthes, City Manager of the City of Columbia, Missouri, 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 requests, matters and facts set forth therein are true and correct to the best of the undersigned's information and belief.

*Mike Matthes*

Subscribed and sworn to before me this 30<sup>th</sup> day of January, 2015.

*Heather L. Cole*  
Notary Public

My commission expires: 1-3-16

