



# 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, 2016

Re: Breckenridge Park – Annexation Resolution (Case #16-13)

## Executive Summary

Approval of this resolution would set April 18, 2016 as the public hearing date for the voluntary annexation of 90.8 acres of land located western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard.

## Discussion

The applicant, Crockett Engineering Consultants, is requesting annexation of approximately 90.8 acres of property owned by the Glenn Smith Trust and Lillie Beatrice Smith Trust at the western end of Smith Drive and the western end of Whitefish Drive. The attached resolution is for the purpose of setting April 18 as the required public hearing date for the proposed annexation.

The subject property is contiguous with the city limits to the east and partially to the north, and zoned County R-S (Single-family Residential District). The applicant is requesting permanent zoning of R-1 (One-family Dwelling Distract) for the majority of the property, and PUD-4.5 for approximately 11 acres of property located in the southeast corner. Along with the annexation and permanent zoning request (Case #16-13), concurrent requests for a preliminary plat (Case #16-14) and PUD development plan (Case #16-15) will be considered by the City Council on April 18 and May 2 respectively.

The parcel is currently improved with one single-family home with accompanying accessory structures. The existing use would be located within the proposed R-1 zoning district, and would be considered a permitted use under the requested permanent zoning.

Water service is provided by the City and the site can be served by service lines located at the terminus of Smith and Whitefish. The City is the electric service provider for this site, and the site can be served, although an extension at the developer's expense will be required.

The subject site is not presently contained within the Urban Service Area as presented in Columbia Imagined. This does not prevent the annexation of the property, and Columbia Imagined lays out possible considerations when analyzing a site that is outside of the urban service boundary. Principally, City contributions for CIP projects that would benefit sites should be limited, and impact fees should be considered. At this point, no public investment will be involved in the extension of services to the site. In addition, the applicant has agreed to a fee to offset off-site impacts that the development will create within the transportation network. The fees will be part of a proposed development agreement that will be explained



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in greater detail as part of the permanent zoning request that will be on the April 18 Council agenda.

In addition to the information included in Columbia Imagined regarding the Urban Service Area, the site itself represents a parcel of property that is near several existing city subdivisions, and is located generally along the western edge of City development – the east slopes of the Perche Creek bottoms. The site could be considered a logical extension of the City limits, and perhaps should have initially been included in the service area. The preliminary plat reflects a connection to the Perche Creek 60-inch main, which currently has capacity.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Smith Road is currently identified as a collector street and is an improved street maintained by the City. The extension of Smith Road is currently being considered by the Columbia Area Transportation Study Organization for inclusion on their Major Roadway Plan as a major collector that would cross the site and provide a future connection across Perche Creek to Route UU, potentially in conjunction (or as a replacement for) Broadway. CATSO has considered information regarding the possible addition at Technical Committee and Coordinating Committee meetings, and they have currently scheduled a public hearing on May 26 for final consideration.

On March 24, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and recommended approval (6-2). A preliminary plat (#16-14) and PUD plan (#16-15) are also being processed concurrently with the annexation and permanent zoning request and received 5-3 votes. The full staff report associated with the Planning and Zoning Commission March 24 hearing will accompany the introduction of each of these items at the April 18 City Council meeting, with the exception of the preliminary plat request, which will be introduced on May 2.

Locator maps and zoning exhibits 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 such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.



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## Vision & Strategic Plan Impact

### Vision Impacts:

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

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
03/24/2016	Planning and Zoning Commission public hearing on the permanent zoning (6-2)) recommendation of approval, pending annexation.

## Suggested Council Action

If Council finds the proposed annexation reasonable and necessary to the proper development of the city, a resolution should be passed setting April 18, 2016, as the public hearing date for this request.

Introduced by \_\_\_\_\_ Council Bill No. \_\_\_\_\_ R 35-16

**A RESOLUTION**

setting a public hearing on the voluntary annexation of property located at the western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard.

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 solely by the Glen Smith Trust and Lillie Beatrice Smith Trust was filed with the City on March 24, 2016. 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 April 18, 2016 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 \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

# PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Betty Gayle Smith, Trustee of the Glen Smith Trust and Lillie Beatrice Smith Trust 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. Betty Gayle Smith, Trustee of the Glen Smith Trust and Lillie Beatrice Smith Trust is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

Legal Description (See attached)

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. Betty Gayle Smith, Trustee of the Glen Smith Trust and Lillie Beatrice Smith Trust 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 and PUD at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 9<sup>th</sup> day of October, 2015.

STATE OF MISSOURI )

) ss.

COUNTY OF BOONE )

RECEIVED

MAR 2 2016

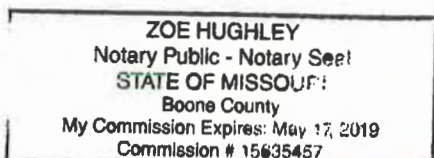
PLANNING DEPT

## VERIFICATION

The undersigned, Betty Gayle Smith, being of lawful age and after being duly sworn states and verifies that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

Betty Gayle Smith, Trustee  
Betty Gayle Smith, Trustee of the Glen Smith Trust and Lillie Beatrice Smith Trust

Subscribed and sworn to before me this 9<sup>th</sup> day of October, 2015.



My commission expires: 5/17/19

Zoe Hughley  
 Notary Public

DESCRIPTION FOR BRECKENRIDGE PARK, PLAT 1  
TOMPKINS HOMES AND DEVELOPMENT LLC.  
JOB #140213

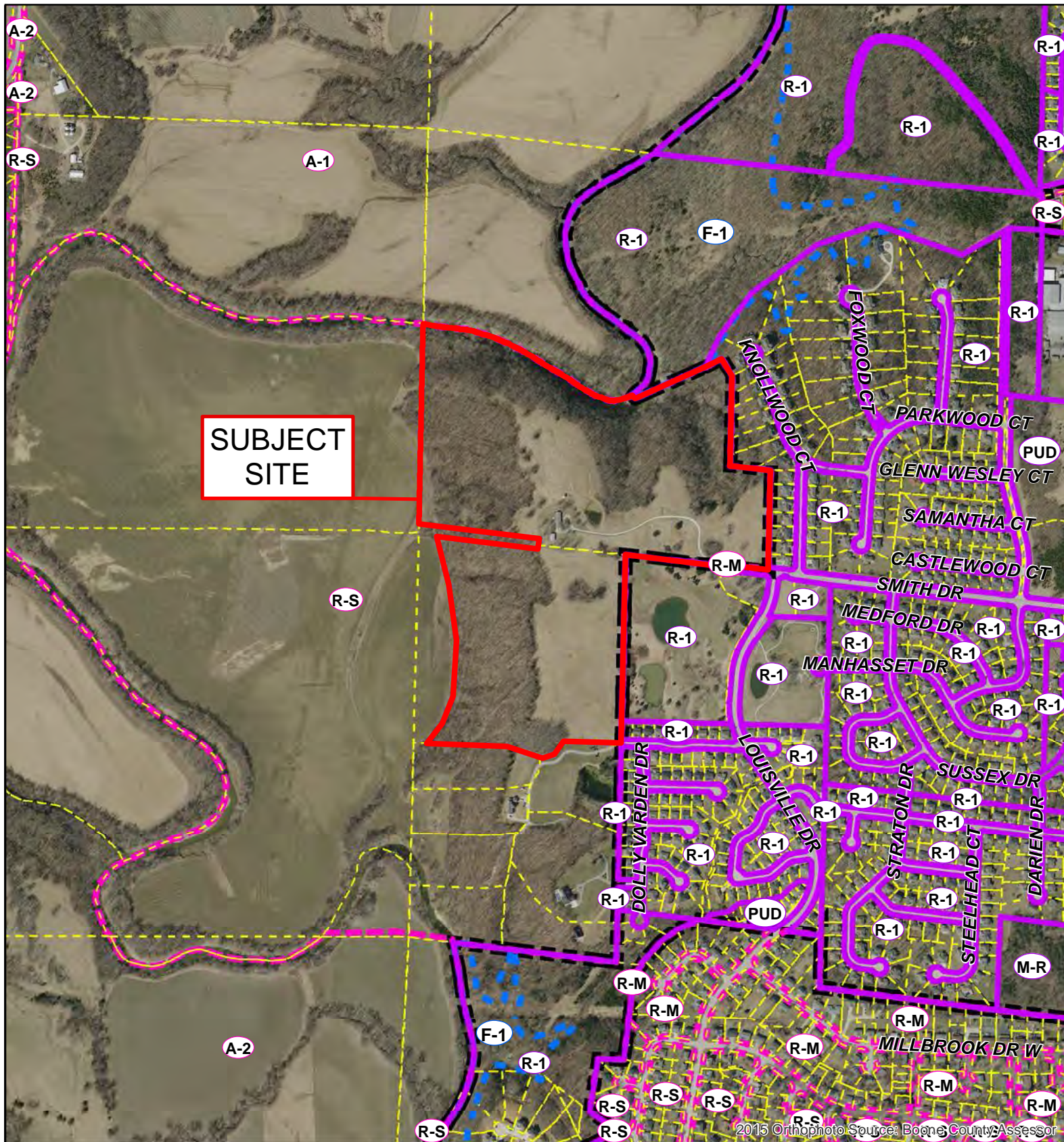
JANUARY 4, 2016  
REVISED: MARCH 18, 2016

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1341, PAGE 210, AND THE TRUSTEES DEEDS RECORDED IN BOOK 1375, PAGE 385, BOOK 3188, PAGE 67, AND BOOK 3188, PAGE 69, AND BEING PART OF TRACT 1, AS SHOWN BY THE SURVEY RECORDED IN BOOK 3182, PAGE 105 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, AND THE SOUTHWEST CORNER OF STONERIDGE ESTATES, PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 35, AND WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 83°11'40"W, 934.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE LEAVING THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 17 AND WITH THE LINES OF SAID TRACT 1, S 1°03'00"W, 1215.13 FEET; THENCE N 88°38'05"W, 371.63 FEET; THENCE S 34°29'15"W, 101.96 FEET; THENCE S 72°16'50"W, 78.46 FEET; THENCE N 72°02'30"W, 242.02 FEET; THENCE N 88°12'10"W, 520.15 FEET TO THE EAST LINE OF THE TRACT DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 4279, PAGE 140, THENCE LEAVING THE LINES OF SAID TRACT 1 AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID TRUSTEES DEED RECORDED IN BOOK 4279, PAGE 140, N 37°27'35"E, 164.44 FEET; THENCE N 21°46'45"E, 188.56 FEET; THENCE N 2°52'10"E, 361.81 FEET; THENCE N 8°17'00"W, 361.83 FEET; THENCE N 14°09'15"W, 320.35 FEET; THENCE S 83°09'55"E, 657.19 FEET; THENCE N 6°50'05"E, 66.00 FEET; THENCE N 83°09'55"W, 777.69 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY SAID TRUSTEES DEED RECORDED IN BOOK 4279, PAGE 140, AND WITH THE WEST LINE OF SAID SECTION 17, N 1°13'25"E, 1282.39 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE LEAVING THE WEST LINE OF SAID SECTION 17 AND WITH SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, S 83°11'40"E, 266.53 FEET TO THE APPROXIMATE CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AND THE SOUTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39; THENCE WITH THE CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AND THE SOUTH LINE OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39, S 72°29'10"E, 285.50 FEET; THENCE S 61°02'45"E, 467.55 FEET; THENCE S 53°27'30"E, 194.50 FEET; THENCE S 71°08'50"E, 191.80 FEET; THENCE N 73°57'40"E, 133.37 FEET; THENCE N 33°42'30"E, 57.10 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 690, PAGE 601; THENCE LEAVING SAID CENTER OF THE MAIN CHANNEL OF PERCHE CREEK AS DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 3075, PAGE 39, AND WITH THE LINES OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 690, PAGE 601, N 64°50'45"E, 420.12 FEET TO THE NORTHWEST CORNER OF STONERIDGE ESTATES, PLAT 3-A, RECORDED IN PLAT BOOK 33, PAGE 65; THENCE LEAVING THE LINES OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 690, PAGE 601, AND WITH THE LINES OF SAID STONERIDGE ESTATES PLAT 3-A, N 63°19'55"E, 119.74 FEET; THENCE S 31°30'45"E, 130.72 FEET TO THE WEST LINE OF STONERIDGE ESTATES PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 35; THENCE LEAVING THE LINES OF SAID STONERIDGE ESTATES PLAT 3-A AND WITH THE LINES OF SAID STONERIDGE ESTATES PLAT 3, S 1°19'10"W, 578.48 FEET; THENCE S 83°13'10"E, 261.85 FEET; THENCE S 1°19'40"W, 659.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 90.80 ACRES.

SUPPORTING  
DOCUMENTS FOR  
THIS AGENDA ITEM





2015 Orthophoto Source: Boone County Assessor

## 16-13: Breckenridge Park Annexation & Rezoning



City of Columbia Zoning



Boone County Zoning



Columbia City Limit

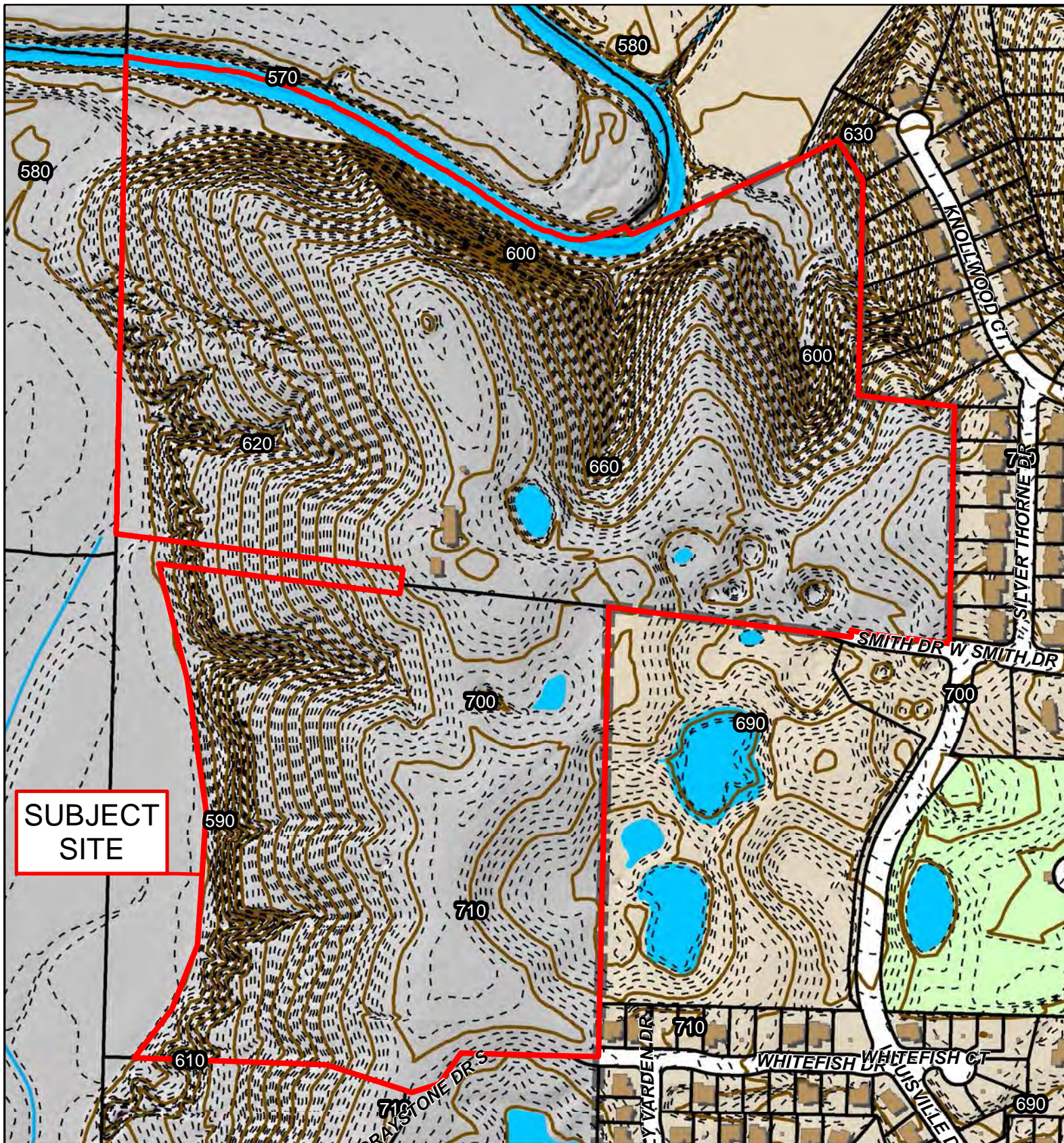


100-Year Flood Plain



Parcels





**SUBJECT  
SITE**

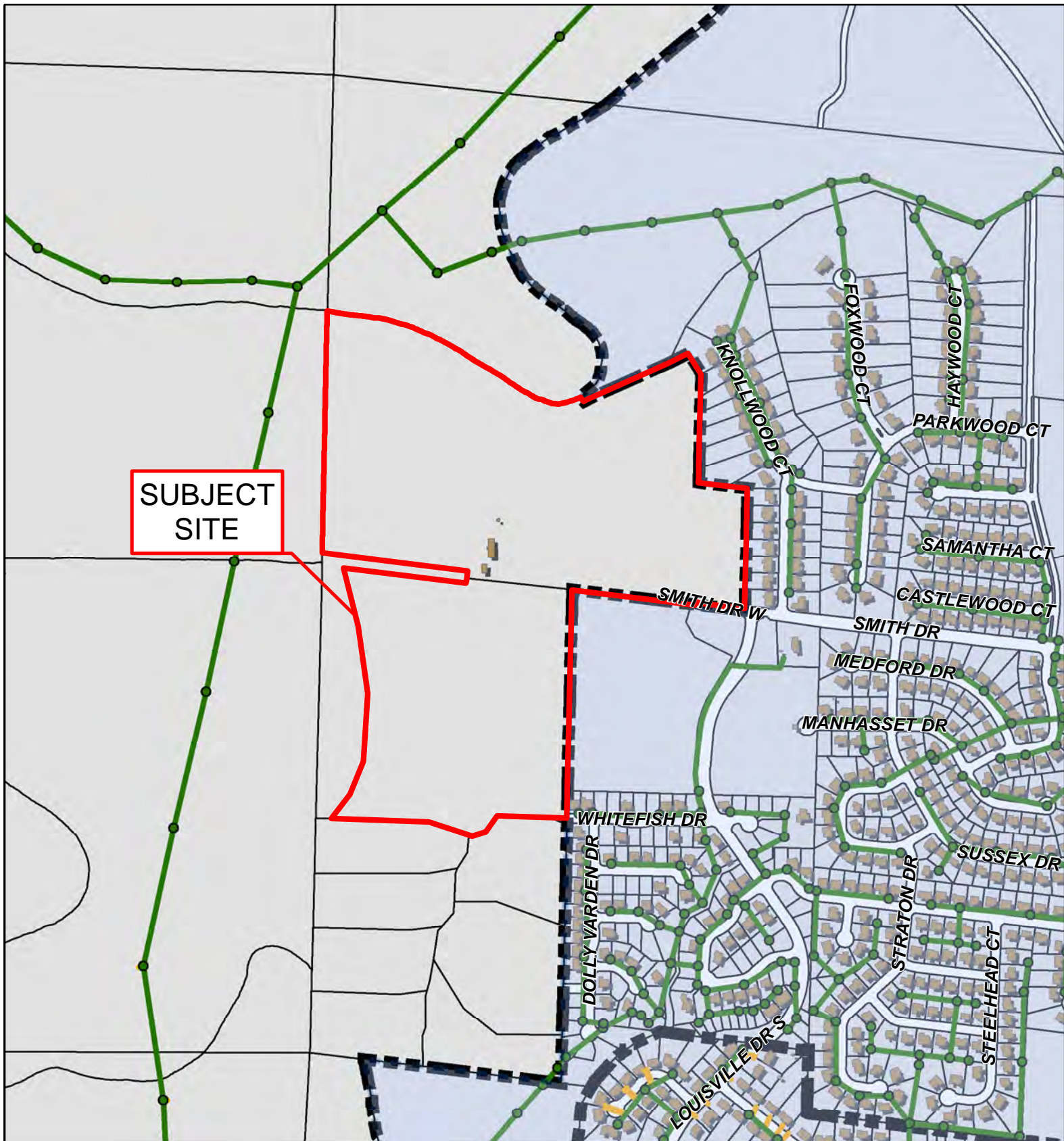
## 16-13: Breckenridge Park Annexation & Rezoning



- 10 Foot Contour Lines
  Parcels
  Bodies of Water
- 2 Foot Contour Lines
  Building Footprint







## 16-13: Breckenridge Park Annexation & Rezoning



City Sanitary Line

Private Sanitary Line

City Sanitary Structure

Building Footprint

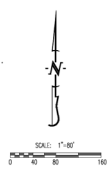
Parcels

Urban Service Area





LOCATED IN SECTION 17, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA BOONE COUNTY, MISSOURI  
CITY PROJECT \*



**WE'VE ENGINEERED**  
**CROCKETT**  
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