



# 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: Christiansen Investments, LLC – Annexation Public Hearing (Case #16-34)

## Executive Summary

Approval of this request would result in the annexation of approximately 70.6 acres of land located on the southwest corner of Highway 763 and Brown School Road. Such annexation would permit the development of the property within the City and give the site access to City utilities.

## Discussion

This request is to consider if the annexation of 70.6 acres of land located at the southwest corner of Highway 763 and Brown School Road, owned by Greg and Kelly Deline, is a reasonable and necessary expansion of the City's corporate limits. The subject property is contiguous with the city limits to the south and west, and zoned both County C-G (General Commercial) and R-S (Single Family Residential). The subject site is contained within the *Columbia Imagined* Comprehensive Plan Urban Service Area.

The applicant is requesting multiple zoning districts, as seen on the attached zoning graphic. Along with the annexation and permanent zoning request (Case #16-34), a concurrent request for a preliminary plat (Case #16-35) will be considered by the City Council on April 18. In addition, a request to enter into a development agreement is also being considered with Case #16-34, and is addressed as a separate agenda item.

The parcel is primarily undeveloped, with the exception of the eastern portion of the property, located along Highway 763. A mobile home business is currently in operation in the County, and will continue operations upon annexation. Such use would be permitted under the requested C-3 zoning designation for that portion of the acreage.

Water service is provided by the City and the site will be served by a 12-inch "Green Line" main located along the east and north side of the property. A City sewer trunk main is generally located within the Cow Branch and will serve the future development. Boone Electric is the electric service provider for this site.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Brown School Road is maintained by the City of Columbia in this location and identified in the FY 2016 CIP as being upgraded within the 10+ year project list with additional right of way and pavement to become a complete major arterial street. Highway 763 is a MoDOT maintained roadway and will remain as such.



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On March 10, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and preliminary plat and recommended unanimous (8-0) approval of each item.

Locator maps and zoning graphic 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.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Strategic Plan Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Secondary, Tertiary Impact: Tertiary

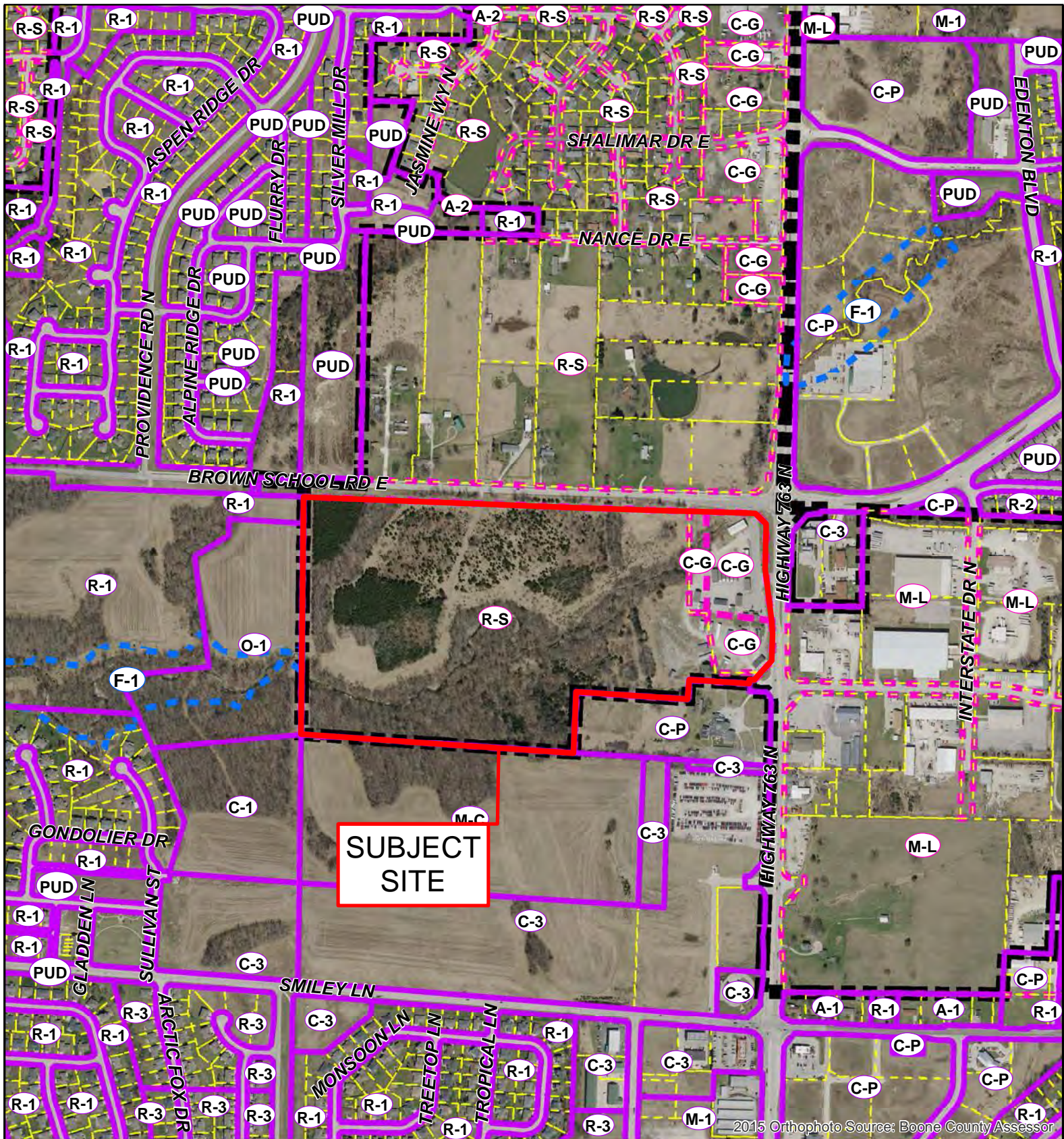
## Legislative History

Date	Action
3/21/2016	Set public hearing for annexation request (R28-16)

## Suggested Council Action

Hold the public hearing for the annexation as required by State Statute as the annexation would be consistent with the goals and objectives of a compact and contiguous municipal boundary.





## 16-34: Christiansen Investments, LLC Annexation & Rezoning



City of Columbia Zoning



Boone County Zoning



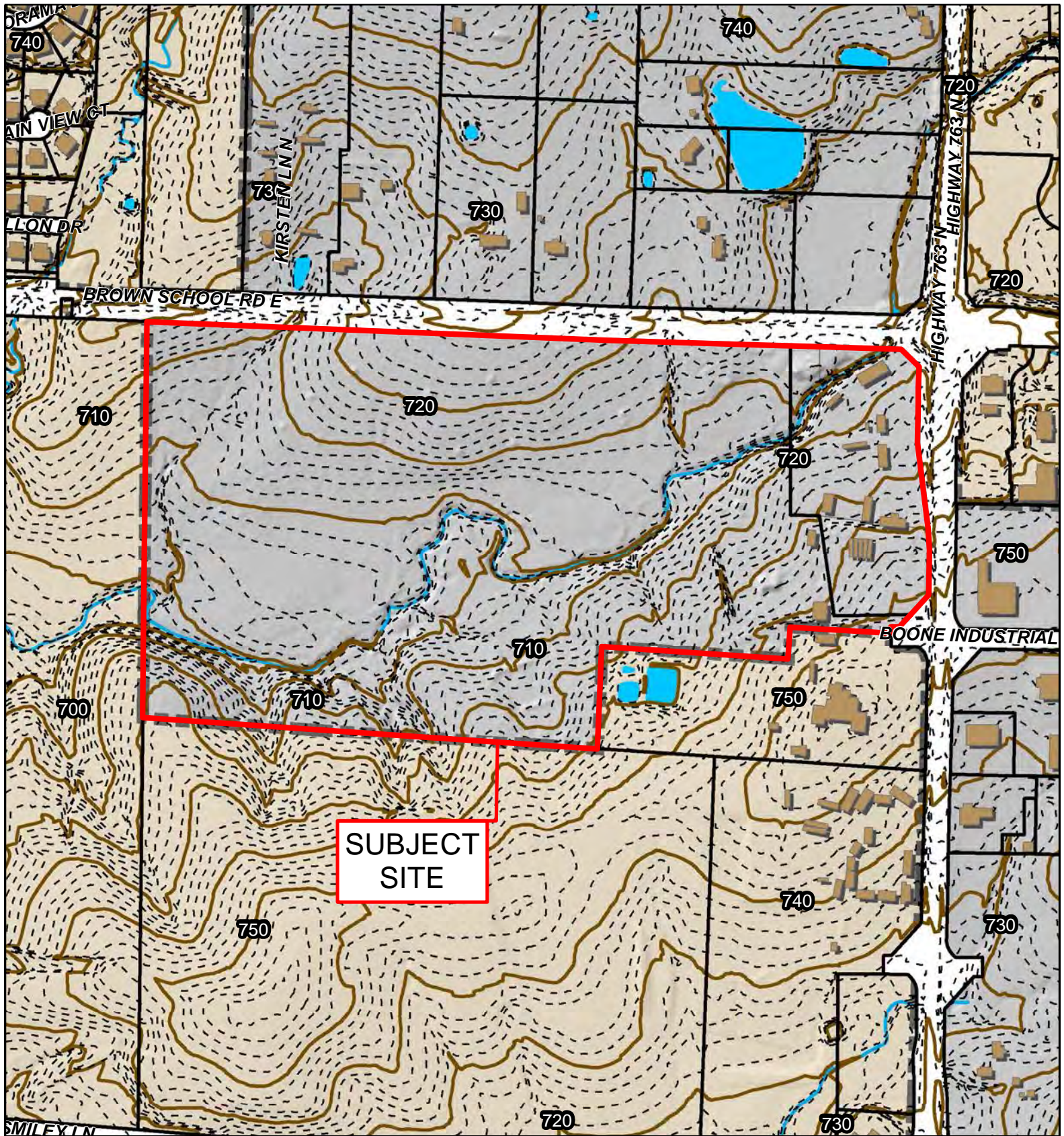
Columbia City Limit



100-Year Flood Plain

Parcels





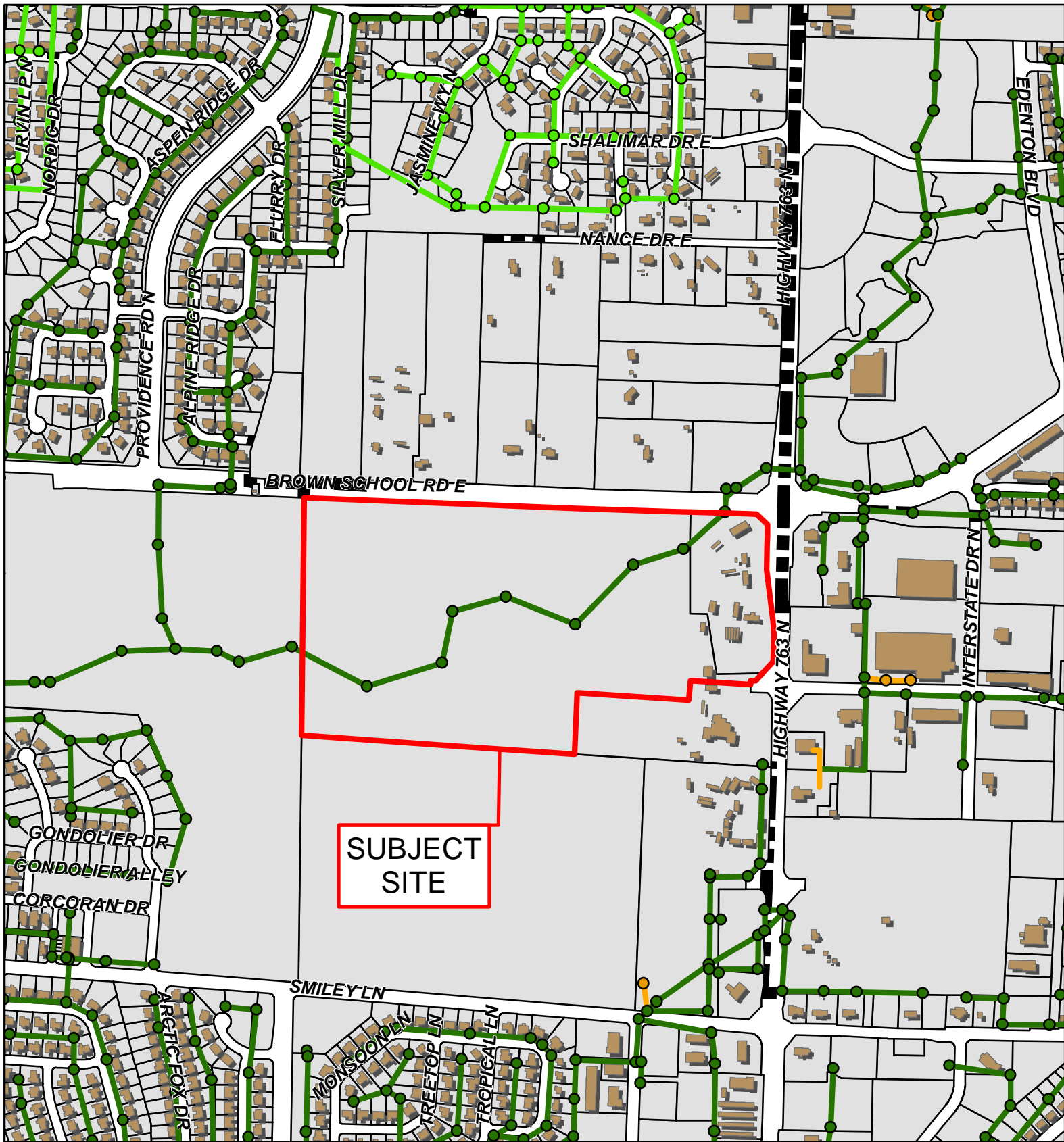
## 16-34: Christiansen Investments, LLC Annexation & Rezoning



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







## 16-34: Christiansen Investments, LLC Annexation & Rezoning

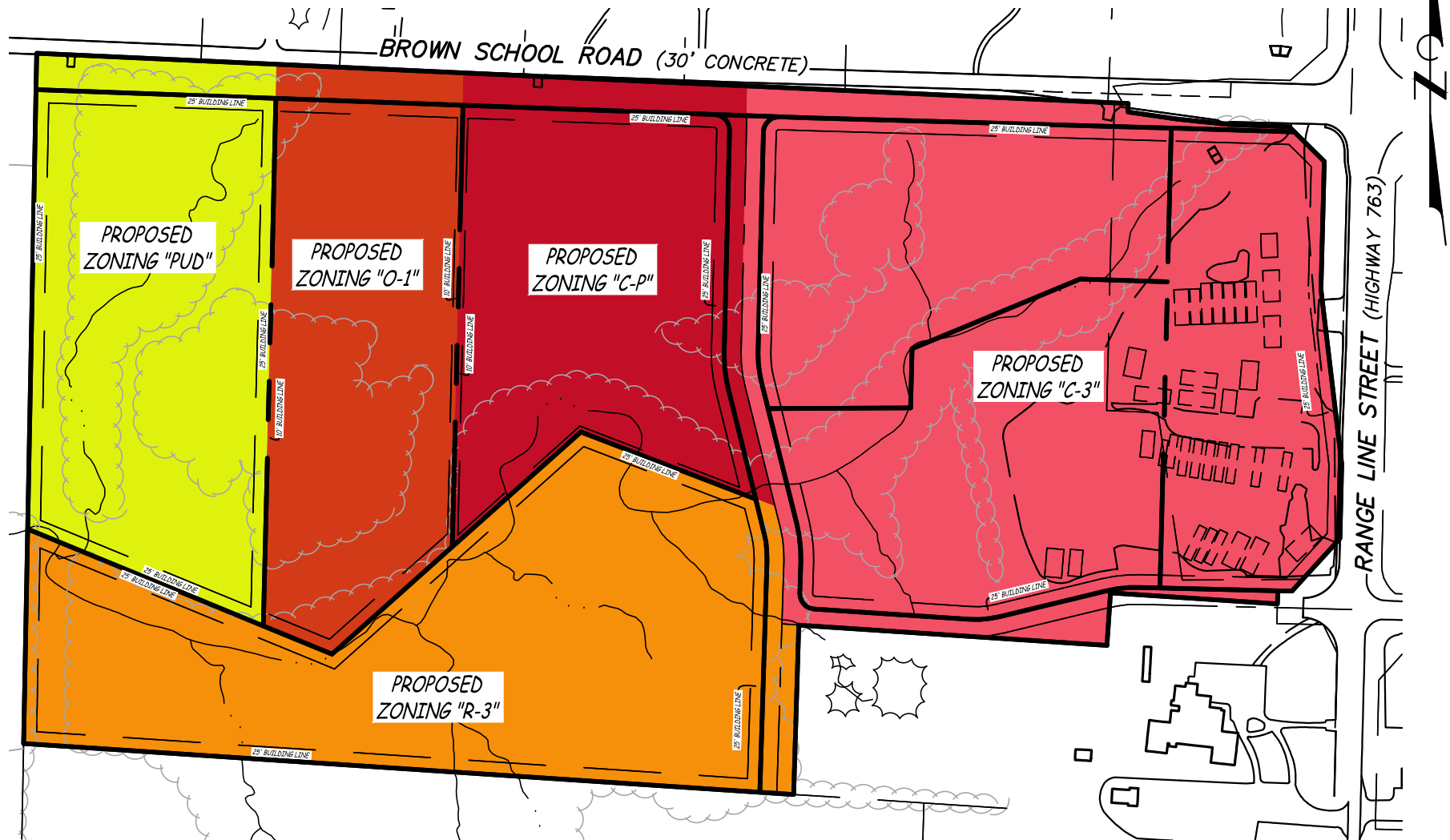


- BCRSD
- City Sanitary Structure
- Private Sanitary Structure
- BCRSD
- City Sanitary Line
- Private Sanitary Line

- Building Footprint
- Parcels



SCALE: 1" = 300'

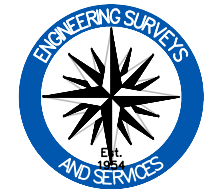


**ATTACHMENT B**  
**BROWN SCHOOL ROAD & U.S. HIGHWAY 763**  
COLUMBIA, BOONE COUNTY, MISSOURI  
31 MARCH 2016

**Engineering Surveys and Services**

1113 Fay Street, Columbia, Missouri 65201  
573 - 449 - 2646 - [www.ESS-Inc.com](http://www.ESS-Inc.com)

Missouri Engineering Corporation # 2004005018



**ES&S NO. 13127**