

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 62-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 3/16/2015

Re: Battle Avenue Park annexation and permanent zoning (Case 15-68)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Staff Report (including maps), Excerpts from Minutes

Executive Summary

If approved, R-1 (single-family dwelling district) zoning would be applied as the permanent City zoning upon the City's future Battle Avenue Park and assure that future improvement upon the acreage would lie inside the city limits.

Discussion

The City of Columbia is requesting to annex 30.19 acres 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 subject site became contiguous with the city limits on March 2, 2015, upon the annexation of property to the west of Battle Avenue commonly known as Somerset Village. A Council public hearing on the annexation of the subject site is tentatively scheduled for March 16, 2015, and final approval of the annexation and permanent zoning is anticipated to occur at the April 6, 2015, Council meeting.

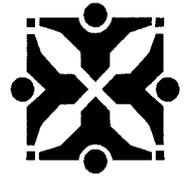
The acreage is within the Urban Service Area as shown on the Future Land Use Map of Columbia Imagined. Annexation and permanent zoning is consistent with the goals and objectives of Columbia Imagined, is considered to promote compact and contiguous growth, and will ensure city-owned facilities are inside the city's corporate limits.

Existing infrastructure services are present at the site. Electric and water will be provided by Boone Electric and Public Water Supply District #9, respectively. City sewer crosses the site and was installed pursuant to the terms of the North Grindstone Sewer Extension Phase II Project (Ord. # 20538). Upon annexation, the City will provide municipal services (fire, police, and trash) to the site.

The site is will be accessed via Battle Avenue which was designed and constructed to accommodate the anticipated traffic volumes associated with the subject site, the adjacent uses, and is capable of accommodating two additional traffic lanes as demand for such capacity becomes necessary. The

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site's access, a 70-foot wide stem, is capable of accommodating either an access drive or non-residential public street which will be installed at the time of site development. Future traffic improvements to the intersections of St. Charles Road and Battle Avenue as well as Battle Avenue and Spartan Drive will occur as the Somerset Village development builds-out in accordance to their development agreement.

On March 5, 2015, the Planning and Zoning Commission held a public hearing on this matter and recommended unanimous (8-0) approval of the permanent R-1 zoning. Commissioners did not have questions regarding the proposed action and there were no public comments.

A copy of the staff report (including maps) and meeting excerpts are attached for review.

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 R-1 (single-family dwelling district) as permanent zoning on the subject sites as recommended by the Planning and Zoning Commission.

Legislative History

Annexation (Somerset Village) - 3/2/15 (Ord 22373)

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


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 62-15

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing City-owned property located on the east side of Battle Avenue, north of St. Charles Road; directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council hereby finds that a verified petition was filed with the City on January 30, 2015, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petition was signed by Mike Matthes, the City Manager for the City of Columbia, Missouri, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on March 16, 2015. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.____ **[number to be assigned by the City Clerk]** of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.____ **[number to be assigned by the City Clerk]**. April, 2015 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

Lot 202 of Somerset Village Plat 2, recorded in the Boone County Recorder of Deeds Office at Plat Book 46, Page 45.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Third Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District R-1 (Single-family Dwelling District).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

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SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Staff Report (including maps), Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 5, 2015**

SUMMARY

A request by the City of Columbia (owner) to annex approximately 30 acres of land into the city, and to apply R-1 (One-Family Dwelling District) as permanent city zoning. The subject site is located north of Battle High School and east of Battle Elementary School. **(Case #15-68)**

DISCUSSION

The City of Columbia is seeking to annex approximately 30 acres and have R-1 (single-family dwelling district) zoning applied to the property upon which the future Battle Avenue Park will be located. The subject site is located to the east of Battle Elementary School and north of Battle High School. The requested zoning classification is consistent with the current Boone County A-2 zoning and will accommodate the future site improvements. The subject site will become contiguous with the city upon annexation of Somerset Village (Case #14-180) which is scheduled to occur on March 2, 2015.

The request for annexation is currently being sought since the adjacent school properties are also being considered for annexation (Case #15-62) and annexation is required prior to the issuance of building permits for future site improvements. The site has access to existing public sewer installed under the terms of the North Grindstone Sewer Extension Phase II Project (Ord. # 20538). Other site utility services are provided by Boone Electric and Public Water Supply District #9. The site is located inside the urban service area (USA) as shown on the Future Land Use Map of Columbia Imagined.

Access to the site will be provided from Battle Avenue through a 70-foot wide stem that extends between the Battle Elementary and Battle High schools property. The stem will be improved with either a private driveway or a non-residential public street at the time of site improvement. Battle Avenue was designed and constructed to accommodate the anticipated traffic volumes associated with the adjacent uses and is capable of accommodating two additional traffic lanes as demand for such capacity becomes necessary.

At this time, no additional traffic improvements are proposed and none have been identified as being needed by the City's traffic engineers. However, it should be noted that traffic improvements to the intersections of St. Charles Road and Battle Avenue as well as Battle Avenue and Spartan Drive will occur as the Somerset Village development builds-out in accordance to their development agreement.

The proposed annexation and permanent zoning is consistent with the goals and objectives of Columbia Imagined, is considered to promote compact and contiguous growth, and will ensure city-owned facilities are inside the city's corporate limits. The request has been reviewed by both internal and external agencies and is supported.

RECOMMENDATION

Approval of the requested permanent zoning.

ATTACHMENTS

- Locator and utility maps

SITE HISTORY

Annexation date	Pending (tentatively scheduled April 6, 2015)
Zoning District	A-2
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Lot 202 Somerset Village Plat 2

SITE CHARACTERISTICS

Area (acres)	+/- 30 acres
Topography	Generally flat with a gradual slope to the southeast
Vegetation/Landscaping	Generally cleared with existing tree cover toward southeast corner
Watershed/Drainage	Grindstone Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	PWSD #9
Fire Protection	Boone County – upon annexation City of Columbia
Electric	Boone Electric Cooperative

ACCESS

Battle Avenue	
Location	Western boundary
Major Roadway Plan	Arterial (improved & County-maintained). 100 feet ROW existing. Sidewalk installation required with development of Elementary School.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	Lake of the Woods Park/Golf Course (1/4 mile west)
Trails Plan	Future shared facility along Battle Avenue
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on February 10, 2015.

Public Information Meeting Recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s)	None
Correspondence Received	None

Report prepared & approved by Patrick Zenner

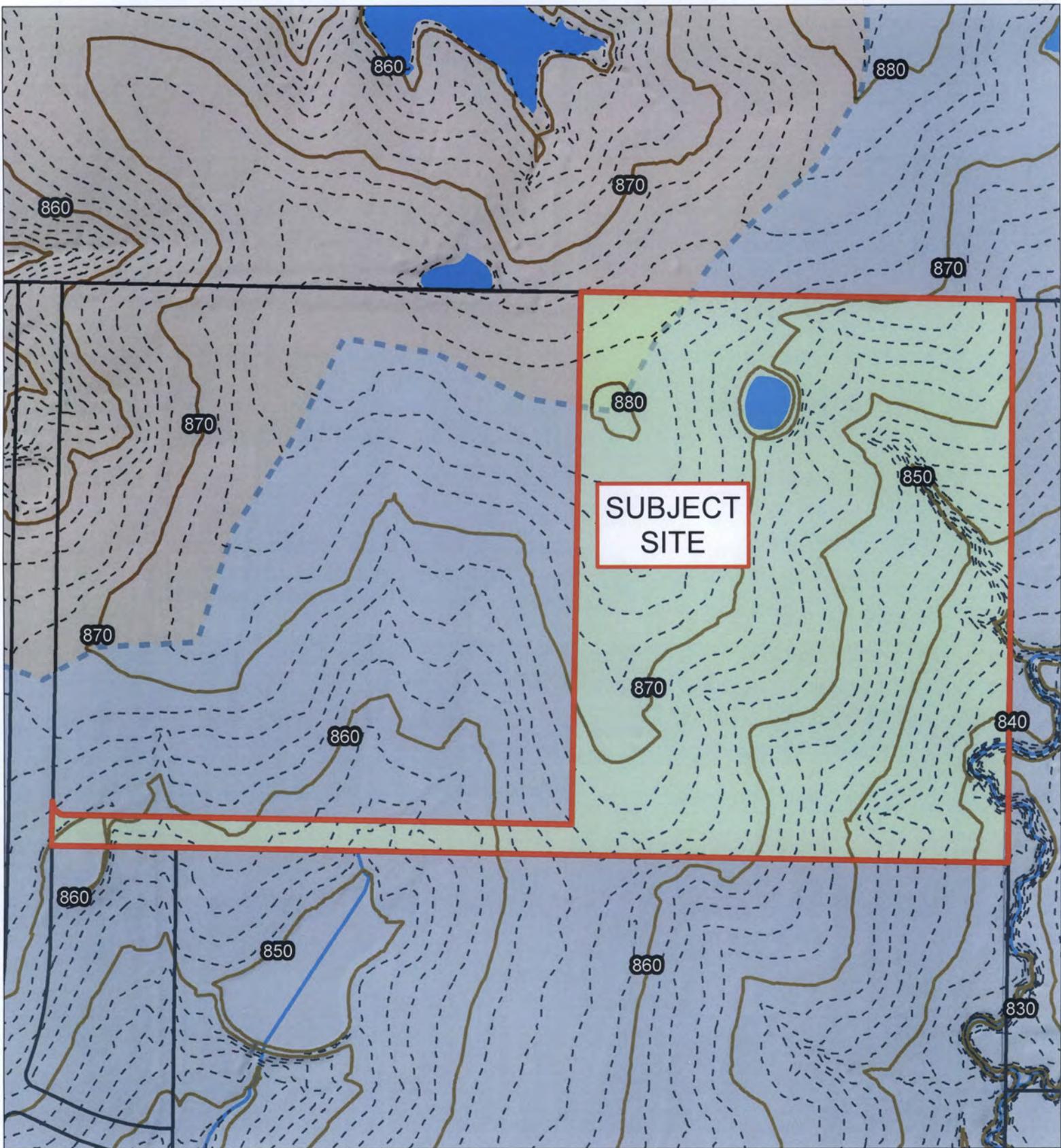


15-68: Battle Avenue Park Annexation & Zoning



- City of Columbia Zoning
- Parcels
- Boone County Zoning
- Columbia City Limit





15-68: Battle Avenue Park Annexation & Zoning



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|-----------------------|--------------------|---------------------|--|
| 10 Foot Contour Lines | Parcels | Bodies of Water | |
| 2 Foot Contour Lines | Building Footprint | Columbia City Limit | |
| Stream | | Urban Service Area | |





15-68: Battle Avenue Park Annexation & Zoning



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| <ul style="list-style-type: none"> ● BCRSD ● City Sanitary Structure ● Private Sanitary Structure | <ul style="list-style-type: none"> — BCRSD — City Sanitary Line — Private Sanitary Line | <ul style="list-style-type: none"> Building Footprint Parcels Urban Service Area |
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EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
MARCH 5, 2015

Case No. 15-68

A request by the City of Columbia (owner) to annex approximately 30 acres of land into the City, and to apply R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located north of Battle High School and east of Battle Elementary School.

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the requested permanent zoning.

MR. REICHLIN: Are there any questions of staff? Seeing none. I'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: Once again, if anybody cares to comment on this matter, feel free to approach the podium. Seeing no one.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please?

MR. LEE: Yes, sir.

MR. REICHLIN: Oh, sorry. Mr. Lee?

MR. LEE: It seems to be a matter of routine housekeeping.

MR. ZENNER: Thumbs up. That's all we need then.

MR. LEE: So I --

MR. REICHLIN: Let's just go through the --

MR. LEE: I will make a motion in Case No. 15-68, a request by the City of Columbia to annex approximately 30 acres of land into the City and to apply R-1 as permanent City zoning.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton.

MR. STRODTMAN: Okay. Here we go.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Mr. Lee. Motion carries 8-0.

MR. STRODTMAN: Recommendation for approval of R-1 zoning will be forwarded to City Council.

MR. REICHLIN: Thank you, Mr. Secretary.