



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 17, 2021

Re: 5212 Oakland Gravel Road – Permanent Zoning (Case #114-2021)

Executive Summary

Approval of this request will assign O (Open Space) zoning to 135 acres of land addressed as 5212 N. Oakland Gravel Road. The public hearing (Case # 153-2021) relating to the annexation of the site is being considered concurrently on the May 17, 2021 agenda.

Discussion

The applicant, City of Columbia (owner), seeks to assign permanent O (Open Space) zoning on 135-acres of property upon annexation. The subject site is commonly addressed 5212 N. Oakland Gravel Road was formerly known as the Central Missouri Event Center. The required public hearing (Case # 153-2021) to consider the annexation of this property is being held concurrently on Council's May 17, 2021 agenda.

In 2020, the Boone County Commission transferred ownership of this property to the City of Columbia to be used for recreation and entertainment purposes. Future development of the site, given its control by the Parks and Recreation Department, will be subject to the Department's established public engagement process and will require City Council approval prior to construction of any future improvements.

The property is currently located within unincorporated Boone County and is zoned County M-L (Light Industrial). The requested O (Open Space) zoning is a downzoning request with respect to potential private development under the present County zoning. However, O zoning would permit public parks and other community-oriented facilities and allow the City to streamline the permitting process and ensure the property is used for public service facilities for years to come.

The site is contiguous to the City's existing municipal boundary along its northern, eastern, and southern boundaries. All adjacent properties are unimproved with the exception of Atkins park, zoned R-1 (One-Family Dwelling), to the northeast and a 6.5-acre RV park to the northwest that is zoned C-GP (Planned General Commercial). Vacant properties to the east and southeast are zoned R-1. Three vacant properties across Stark Avenue to the south are zoned O-P and C-P (Planned Office and Planned Commercial Districts, respectively). Properties to the west and northwest are in unincorporated Boone County and are zoned county M-L, C-GP, and R-S (Residential Single Family). The M-L and R-S properties are vacant.

The site is shown as being within the Urban Service Area (USA) as presented in the Columbia Imagined Comprehensive Plan and has access to all necessary public infrastructure. The site is designated Employment district and Open Space / Greenbelt district on the



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Comprehensive Plan's Future Land Use Map (FLUM). The riparian corridor formed by the streams traversing the site is designated Open Space/Greenbelt and the remainder of the site is designated Employment. These designations are reflective of the County's M-L zoning that existed at the time of the Comprehensive Plan's adoption in 2013. While some of the park-related uses associated with this zoning may appear inconsistent with the Future Land Use Map designations, the impacts associated with a regional park and event center are consistent.

Upon annexation, the FP-O (Floodplain Overlay) district designation will apply to the portion of this property that is located within numbered and unnumbered A and AE zones, on the Flood Insurance Rate Maps (FIRMS) for Boone County and any portions of X-zone shaded, other flood areas, which are within the upper square mile of a flood drainage area. This overlay will apply to the corridors of Bear Creek and its tributary stream immediately upon annexation.

The Planning and Zoning Commission considered this request at their April 22, 2021 meeting. Staff presented its report. Following discussion regarding sewer connections to the adjacent northwest property, the Commission voted (8-0) in favor of the requested zoning upon annexation. No public comments were made relating to the request.

The Planning Commission staff report, locator maps, and meeting minute excerpts 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 City.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, 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



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Legislative History

Date	Action
5/3/2021	Set annexation public hearing. (R66-21)
5/4/2020	Authorizing a contract for transfer of real estate with Boone County, Missouri related to the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road. (Ord. 024234)

Suggested Council Action

Approve the requested O (Open Space) zoning as permanent zoning upon annexation as recommended by the Planning and Zoning Commission.