



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 4, 2019

Re: Rock Bridge Elementary School Annexation Public Hearing (Case #46-2019)

Executive Summary

This request meets the State-mandated public hearing requirement on the proposed annexation of 16.95 acres of land owned by Columbia Public Schools (Rock Bridge Elementary School) into the city limits and establishment of R-1 (One-Family Dwelling) zoning upon the property, located at 5151 South Highway 163.

Discussion

Columbia Public Schools seeks annexation of its 16.95-acre Rock Bridge Elementary School property, located at the southeast corner of Highway 163 and Route K. The site has contiguity with the City's existing municipal boundary along its southeast edge at the south end of the long, narrow portion of the parcel that adjoins Rock Bridge Memorial State Park. Annexation is sought, according to the applicant's representatives, to access City services (e.g., a school resource officer). The subject property is presently served by City sanitary sewer, Boone Electric Cooperative electric service, and Consolidated Water District #1 water service.

It should be noted that if this request were to be approved it would trigger as many as 12 nearby properties to become eligible for annexation. Four properties are directly contiguous to the subject tract, and would become immediately eligible; the remaining eight properties would then become contiguous in succession.

The applicant is requesting permanent R-1 (One-Family Dwelling) zoning which is generally consistent with the parcel's existing Boone County A-1 (Agriculture) and the surrounding zoning and land uses. Under current zoning the site could be developed with residential structures intended to support an agriculture activity. The proposed R-1 zoning would permit single-family homes as well, although R-1 would allow a higher density of development.

The Planning and Zoning Commission considered the proposed permanent zoning of the subject site at their January 10, 2019 meeting. The full staff report and minutes associated with the Planning and Zoning Commission's action will be presented at the Council's February 4, 2019 meeting.

Locator maps are attached.



Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
1/22/2019	Set February 4, 2019 as the annexation public hearing date. (R6-19)

Suggested Council Action

Hold the public hearing for the requested annexation as required by State Statute.