

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JANUARY 10, 2019

CASE NO. 36-2019

A request by the Columbia Public Schools (owner) seeking permanent R-1 (One-family Dwelling) zoning upon annexation of approximately 16.95 acres into the city. The school property consists of 2 separate tracts; the primary elementary school property and a 40' x 2025' stem connecting to the Rock Bridge Memorial State Park to the south. Both tracts are currently zoned A-1 (Agriculture).

MS. LOE: May we have a staff report, please.

Staff report was given by Rusty Palmer of the Planning and Development Department.

MR. PALMER: As I said, it's consistent with the comprehensive plan and compatible with adjacent zoning and with the existing zoning on the property, and so Staff's recommendation is to approve the requested R-1 zoning upon annexation of the property. I'd be happy to answer any questions if you have any.

MS. LOE: Before we ask any staff questions, I'd like to ask if there was any ex parte prior to this meeting related to Case 36-2019, have the Commissioner please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Seeing none, are there any questions for staff? Mr. Strodtman?

MR. STRODTMAN: Thank you. Mr. Palmer, can you explain the stem? Is there any reason for the stem or rationale for the stem?

MR. PALMER: So the stem is actually, I believe, purchased by the school as a means of accessing the state park. I believe there's a trail that runs from the school property down through there.

MS. RUSHING: There is. I don't know if you can see it on the map, but there is a trail that goes into Rock Bridge, connects with Rock Bridge and they use the park for teaching purposes.

MR. STRODTMAN: Thank you.

MS. LOE: Mr. MacMann?

MR. MacMANN: Thank you, Madam Chair. Mr. Palmer, I can think of two other CPS properties that are currently outside of the city, Rocheport and Midway. Do we have any others that are lingering on the edges that might, because I don't know all the schools, I know a lot of them, are there any others that are in this kind of situation or close to being in this type situation? Is the New Haven school? That's the one that comes to mind.

MR. ZENNER: New Haven is inside the -- it's in the city, if I am correct. Two Mile Prairie would be the other one that I'm aware of, but Two Mile Prairie is nowhere similar to this where it's contiguous --

would be potentially contiguous with the city property. Midway is not either.

MR. MacMANN: Those are both away.

MR. ZENNER: Removed from the city's corporate limits. So I think this may be the only one at this point that is in the city --

MR. MacMANN: I was just trying to see if we're going to start seeing a cascade of this type of thing. I'm trying to explore that option now.

MR. ZENNER: I don't believe so. Mr. Crockett may be able to respond to that as the district's on call engineer at this point.

MR. MacMANN: That's my question. Thank you.

MS. LOE: Thank you, Mr. MacMann. Any additional questions for staff? Seeing none, we will open up public comments.

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chair, Members of the Commission. Tim Crockett, 1000 West Nifong. Just to answer a couple questions. Mr. MacMann, the only other two schools I'm aware that are outside the city limits are indeed Two Mile Prairie and Midway and they're miles from the city limits. I don't imagine that to be an issue there at all. And Mr. Strodman, with regard to the stem lot, it was purchased by the Columbia Public School District, or obtained, I don't know if they purchased it or if someone granted it to them, but it was decades ago, many, many years ago, for the purpose to have access to the state park. It wasn't something that the district has recently purchased to find a stem to find a route to the city limits. That's certainly not the case. We're certainly aware of the state statute that calls for annexation. Again, this is the zoning before you but to explain contiguous, compact and contiguous. If you stood back a little bit, we don't have a good example, a good exhibit showing it, but if you step back just a little bit and you looked at where the city limits is currently, we're kind of annexing back into a pocket of county. So we have city limits kind of coming around on two sides of this property. While we are not necessarily contiguous on the bulk of the property, it is what I would say compact with the existing city limits because we're kind of going back into a pocket of counties. Again, the exhibit shows here some other areas that are under a pre-annexation agreement with the city. I believe several of those properties are already contiguous to the city already. So if the City Council so desired, I think several of these properties could already be annexed even without the Columbia Public Schools. With that, again, we're asking for R-1, which is comparable, typically would ask for on a standard annexation. So I'd be happy to answer any additional questions.

MS. LOE: Any questions? Mr. MacMann?

MR. MacMANN: Thank you, Madam Chair. Mr. Crockett, you may be familiar with the kerfuffle Mr. Gebhardt ran into when annexation agreements were triggered? We don't have anyone here. Mr. Palmer didn't say anything. In your interactions with the community or did you have any people expressing concern for that triggering?

MR. CROCKETT: I was not at the public information meeting. I had another individual from my office that was there. I think there was more questions about it, but I don't think necessarily that I've heard any concerns or major grumblings about that issue with this annexation.

MR. MacMANN: I was just trying to see what the land lay is like before we open that door again.

MR. CROCKETT: Sure, absolutely. Right. I believe the neighbors out there obviously were -- they know about the request and I think I had not heard anything. I don't think the staff has had any further correspondence with them. I don't foresee that being a major issue that I know of at this time.

MR. MacMANN: All right. Thank you.

MS. LOE: Any additional questions for Mr. Crockett? Seeing none. Thank you, sir.

MR. CROCKETT: Thank you.

MS. LOE: We will close public discussion if there's no additional comments.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner discussion?

MS. RUSSELL: I'm going to make a motion. In the case of 36-2019, I move to approve the permanent R-1 zoning upon annexation.

MR. STANTON: Second.

MS. LOE: Second by Mr. Stanton. We have a motion on the floor. Any discussion on this motion? Mr. MacMann?

MR. MacMANN: During the discussion period it works out just fine. I have a quick question for staff, if I may, Mr. Palmer or Mr. Zenner. With Sinclair we were committed to the school down there, the school to be the middle school. We're committed to a significant infrastructure investment over time. Most of this is built out and maybe, Mr. Crockett, are we incurring another infrastructure commitment by doing this? I think we're already -- we've got the road, we've got the sewer, we've got the power, sidewalks come to mind.

MR. PALMER: It was explained to them at the concept meeting if they were to replat then we would ask for items like that, namely right-of-way along 163 on the north edge. That's the location of the future Gans Creek extension. So it's a fairly major roadway that would be coming through there.

MR. MacMANN: That was one of the reasons I asked that question.

MR. PALMER: That actually causes some issues with spacing on the property, but that would be --

MR. MacMANN: They've got a lot of property.

MR. PALMER: That would be in the future at some undetermined point at this time and also --

MR. MacMANN: There's nothing right up on that.

MR. PALMER: Yeah. At this time none of that would be triggered.

MR. MacMANN: Thank you. Thank you for that concession.

MS. LOE: Any additional comments? Discussion on the motion? Seeing none, may we have

roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. 9-0 Motion carries.

MS. LOE: Thank you, Ms. Burns. Recommendation for approval will be forwarded to City Council.

That closes our business for this meeting.