



# 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 21, 2025

Re: 201 E. Old Plank Road Annexation – Permanent Zoning (Case # 74-2025)

## Executive Summary

Approval of this request would establish R-2 (Two-family Dwelling) zoning as the subject site's permanent zoning subject to Council approval of a concurrent annexation (Case # 73-2025) request. The subject parcel contains 7.85-acres and is located northeast of the intersection of S. Bethel Church Road and Old Plank Road. The subject site includes the address 201 E. Old Plank Road, and is currently zoned Boone County R-S (Single-family Residential).

## Discussion

Allstate Consultants (agent), on behalf of Bethel Baptist Church, Inc. Rt. 3, Columbia, MO 65201 (owner), seeks approval of permanent R-2 zoning of 7.85 acres of property located on the north side of Old Plank Road west of its intersection with S. Bethel Church Road. The subject property is addressed at 201 E. Old Plank Road, and is currently zoned Boone County R-S (Single-family Residential). The parcel contains Bethel Church, its associated parking lots, a small outbuilding, a playground, and a portion of the southeast corner of Bethel (Hickam) Cemetery.

The site is located within the City's Urban Services Area and designated as being located within a "Neighborhood" district as defined by the Columbia Imagined Comprehensive Plan. The subject acreage is part of an existing cooperative agreement approved in March 2011 between the City of Columbia and the Boone County Regional Sewer District (BCRSD) that identifies the subject parcel as being an existing and future BCRSD customer **not subject to annexation or development to city standards**. However, the subject parcel is presently served by a private common collector that does not meet any applicable standards and is located within the Little Bonne Femme Pump Station Service Area as shown in Exhibit 6 of the attached cooperative agreement.

The request for annexation and permanent City zoning has been precipitated by the owner's desire to subdivide the property and sell the unimproved eastern portion of the site to an interested party for future development purposes. The proposed subdivision action would trigger a public main extension, which would be subject to the terms of the connection agreement dictating that a new sewer line, to be owned and maintained by BCRSD, be extended into the property.

While the subject property is not *required* to annex and seek city permanent zoning to accommodate the necessary public sewer main extension, the applicant is *electing* to do so. There is no prohibition within the 2011 cooperative agreement against this request. If annexed and permanently zoned R-2, the terms of the connection agreement would still remain in place allowing the site and any future lots within it to remain as a BCRSD customer(s). The extended public sewer main would be owned and maintained by BCRSD



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as provided for in Paragraph 5 of the existing cooperative agreement. Furthermore, if the annexation and permanent zoning requests are approved, all standard city zoning and subdivision requirements would be imposed upon any future development within the acreage.

The property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by the City of Columbia. There are no known capacity issues associated with the utility services to be provided to the site. Fire protection, upon annexation, would be provided the City of Columbia with mutual-aid provided by the Boone County Fire Protection District.

The Planning and Zoning Commission considered this request at its March 20, 2025 meeting. Staff provided its report and the applicant was present to answer Commissioner questions. There was no public input relating to this request. After limited Commission discussion, a motion to approve the request was made that passed unanimously 8-0.

The Planning and Zoning Commission staff report, locator maps, zoning exhibit, adopted 2011 "General Cooperative Agreement" (Ord. 020898), and meeting minute excerpts are attached for review.

## 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 associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Inter-Governmental Cooperation

## Legislative History

Date	Action
04/07/2025	Set a public hearing relating to annexation of this site. (Res. 34-25)

## Suggested Council Action

Approve the requested permanent zoning to R-2 (Two-family Dwelling) as recommended by the Planning and Zoning Commission, subject to approval of the parcel's annexation (Case # 73-2025) into the city's corporate limits.