



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 Permanent Zoning (Case #36-2019)

Executive Summary

Approval of this request would result in the establishment of R-1 (One-Family Dwelling) zoning upon 16.95 acres of land owned by Columbia Public Schools (Rock Bridge Elementary), located at 5151 South Highway 163.

Discussion

Columbia Public Schools is seeking 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 permit City police services (i.e. a school resource officer) upon the property. The subject property is presently served by City sanitary sewer, Boone Electric Cooperative electric service, and Consolidated Water District #1 water service.

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 allow permit single-family homes as well.

The Planning and Zoning Commission considered the proposed permanent zoning at their January 10, 2019 meeting. The applicant's agent gave an overview of the case and no public comment was received. Following limited additional discussion, the Commission voted (9-0) in favor of the requested permanent zoning.

The Planning and Zoning Commission staff report, locator maps, and excerpts from minutes are attached for your review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.



Vision & Strategic Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, 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

Approve R-1 (One-Family Dwelling) zoning as the subject parcel's permanent City zoning, as recommended by the Planning and Zoning Commission.