



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 4, 2019

Re: City of Columbia Water Treatment Plant Annexation - Permanent Zoning (Case #29-2019)

Executive Summary

Approval of this request would result in the establishment of A (Agriculture District) zoning upon 468.24 acres of City-owned land (the Water Treatment Plant) located at 6851 South Route K.

Discussion

The City of Columbia is seeking to annex approximately 468.24 acres of land into the City's corporate limits and have A (Agriculture District) zoning applied to the site as its permanent zoning. The subject acreage is contiguous to the City along its northwest boundary. The property is currently being used by the City for its Water Treatment Plant operations.

The requested A (Agriculture) zoning is considered consistent with existing Boone County A-1 and A-2 zoning on the property. The agriculture designation is also consistent with Columbia Imagined, which reserves the subject parcel for Open Space/Greenbelt and Residential Districts. The parcel is located within the Urban Services Area as depicted within the City's Comprehensive Plan. The site is serviced by City electric and water service.

Route K, along the southeastern edge of the property, is designated as a minor arterial on the CATSO Major Roadway Plan. Route K in this location, is currently the only existing roadway access for the parcel. The parcel is also bisected by the MKT Trail which is being viewed as though it were a right of way. The City and County personnel are in discussion regarding long-term maintenance of the trail as it passes through the subject acreage. A separate maintenance agreement for the trail has been part of these discussions and would be presented at a later date for Council consideration.

The Planning and Zoning Commission considered the proposed permanent zoning at their December 20, 2018 meeting. No members of the public commented and after limited 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.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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
1/7/2019	Set January 22, 2019 as the annexation public hearing date (R2-19)

Suggested Council Action

Approve A (Agriculture District) zoning as the subject parcel's permanent City zoning, as recommended by the Planning and Zoning Commission.