

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 10, 2019**

SUMMARY

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).
(Case 36-2019)

DISCUSSION

Columbia Public Schools is seeking permanent R-1 (One-Family Dwelling) zoning district, upon annexation, on 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) to be permitted to be offered 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.

During the concept review of this request and its corresponding annexation, staff expressed concerns with the applicant that the annexation does not fit the intent of 'contiguous and compact' requirements as defined in the Missouri Revised State Statutes. The applicant indicated that their intent was to move forward with the request, citing the neighboring properties under annexation agreements as justification for the annexation request. The subject annexation would trigger as many as 12 nearby properties to be eligible for annexation. Four properties are directly adjacent to the subject tract, and would become immediately eligible; the remaining 8 properties would then become successively contiguous.

The subject parcel is currently zoned Boone County A-1 (Agriculture). A-1 permits agricultural uses as well as 'farm residences' as an accessory use to a primary agriculture operation. This zoning is generally consistent with the requested R-1 zoning; however, R-1 would allow more intense redevelopment of the property if the school were relocated in the future. Surrounding zoning includes County A-1, R-S (Residential Single-Family) and A-2P (Planned Agriculture). The single-family Parkside Estates development to the southwest is currently inside the City and zoned PD (Planned District).

Columbia Imagined designates this parcel as a part of the Neighborhood District, which is intended to provide residential uses and a small number of other uses that serve neighborhood residents. The existing school is consistent with this land use designation and schools are permitted within the proposed R-1 (One-family Dwelling) district.

The proposed permanent zoning has been reviewed by staff and external agencies and has been found to meet the UDC requirements. Furthermore, the request is considered consistent with the Comprehensive Plan and is compatible with adjacent zoning and land uses.

RECOMMENDATION

Approval of the requested permanent zoning.

ATTACHMENTS

- Locator maps

HISTORY

Annexation date	N/A
Zoning District	A-1 (Boone County Agriculture)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Not legal lots, annexation should be conditioned on final platting of the property

SITE CHARACTERISTICS

Area (acres)	16.95 acres
Topography	Relatively Flat
Vegetation/Landscaping	Varies Widely
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	Rock Bridge Elementary School

UTILITIES & SERVICES

Sewer	City of Columbia
Electric	Boone Electric
Water	Consolidated Water
Fire	Boone County Fire Protection

ACCESS

Highway 163	
Location	Along northern edge of property
Major Roadway Plan	Minor Arterial
CIP projects	N/A
Sidewalk	Unimproved

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on November 27th.

Public information meeting recap	Number of attendees: 5 Comments/concerns: Attendees were concerned with sewer connection impacts and the adjacent properties under annexation agreements, that will be triggered by this annexation.
Notified Neighborhood association(s)	None within 1000 feet of the subject property.
Correspondence received	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner