

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 20, 2025**

**SUMMARY**

A request by Allstate Consultants (agent), on behalf of Bethel Baptist Church, Inc. Rt. 3, Columbia, MO 65201 (owner), seeking approval of R-2 (Two-family Dwelling) district zoning as permanent city zoning pursuant to annexation. The subject 7.85-acre property is presently zoned Boone County R-S (Single-family Residential) and is addressed as 201 Old Plank Road. **(This request was tabled at the February 20, 2025 Planning Commission meeting to modify the requested permanent zoning from R-1 to R-2.)**

**DISCUSSION**

The applicants are seeking approval to permanently zone a 7.85-acre parcel, subject to annexation, to the R-2 (Two-family Dwelling) zoning district. The subject site is located northeast of the intersection of Bethel Church Road and Old Plank Road and is presently improved with the Bethel Baptist Church. The request has been precipitated by the applicant's desire to sell the eastern portion of the acreage, following subdivision, to an interested party for the purposes of future development.

Division of the property would require the extension of a new sewer main into the acreage. Per the terms of a 2011 sanitary sewer connection agreement between the City of Columbia and the Boone County Regional Sewer District (BCRSD) the future sewer improvements would be owned and maintained by BCRSD and interconnected into a city sewer main adjacent to the site. Furthermore, per the terms of the 2011 connection agreement, any future lots created within the acreage would remain BCRSD sewer customers; however, permanent zoning and annexation of the property would require compliance with the city's subdivision and zoning requirements.

Division of the property into two lots requires approval of a preliminary and final plat prior to the issuance of any building permits. This platting action would trigger right-of-way dedication requirements on S. Bethel Church and Old Plank to ensure adequate half-width (30-feet) rights of way are provided to meet the neighborhood collector requirements of each roadway as shown on the CATSO Major Roadway Plan.

The subject parcel is currently zoned Boone County R-S (Single Family Residential); therefore, the requested R-2 zoning would constitute an up-zoning of the property. The existing religious institution is a permitted use in the R-2 district; however, the proposed R-2 zoning limits potential uses on the parcel to single and two-family homes, small group homes, and other uses within the 'Community Service' landuse category, such as community centers, schools or public services.

Contextually the subject site is surround by properties within Boone County and the City of Columbia. Properties to the southeast and west are zoned County R-S and properties immediately northeast are zoned City R-2 (Two-family Dwelling) and PD (Planned District) to the south across Old Plank Road. Further west of the County R-2 zoned properties are additional City R-1 zoned parcels. To the southwest of the intersection of Old Plank and S. Bethel Church there is a mix of City R-2 and R-MF properties in the Brookside Apartment complex and the Walnut Brook subdivision.

Staff believes the proposed R-2 zoning is consistent with the goals and objectives of the comprehensive plan, which promotes diverse housing options and appropriate infill development. The

R-2 district limits potential uses to intensities similar to the landuse context in which the site is located.

## **RECOMMENDATION**

Approve the R-2 permanent zoning request, subject to annexation of the property into the city's corporate limits.

## **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator Maps
- Rezoning Exhibit

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	7.85 acres
<b>Topography</b>	Majority of property slopes south, ridge across site just south of water tower
<b>Vegetation/Landscaping</b>	Developed, turf/landscaping, with wooded area at NE corner of parcel
<b>Watershed/Drainage</b>	Little Bonne Femme Creek
<b>Existing structures</b>	Church building with associated parking areas, playground

## **HISTORY**

<b>Annexation date</b>	N/A
<b>Zoning District</b>	R-S (Boone County Single-Family)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Surveyed tracts, subdivision required

## **UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	BCRSD presently, City of Columbia upon annexation and subdivision
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	BCFPD presently, City of Columbia upon annexation w/ mutual-aid from BCFPD
<b>Electric</b>	Boone Electric

## **ACCESS**

<b>Old Plank Road</b>	
<b>Location</b>	Southern parcel boundary
<b>Major Roadway Plan</b>	Neighborhood Collector, requires half-width dedication upon platting
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required upon platting

<b>Bethel Church Road</b>	
<b>Location</b>	Western parcel boundary
<b>Major Roadway Plan</b>	Neighborhood Collector, requires half-width dedication upon platting
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Required upon platting

### **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo-Bethel Park, Creek Ridge Park
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	Bethel is green route, Old Plank is yellow route

### **PUBLIC NOTIFICATION**

All property owners and tenants within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of the pending action via public information postcards on January 20<sup>th</sup>. 68 public notices letter were distributed to property owners and tenants with respect to this matter and an ad was placed in the Columbia Daily Tribune on February 4<sup>th</sup>, advertising the public hearing relating to the permanent zoning of the property. Revised public notification letters were distributed on February 26, 2025 and a new public hearing notice was placed in the newspaper on March 4<sup>th</sup>, indicating the modified request for R-2 zoning.

<b>Notified neighborhood association(s)</b>	Cedar Lake
<b>Correspondence received</b>	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner