

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
December 20, 2018**

**SUMMARY**

A request by the City of Columbia (owner), seeking permanent A (Agriculture) district zoning on approximately 468 acres of land subject to annexation into the City of Columbia. The subject acreage consists of multiple parcels currently split-zoned Boone County A-1 and A-2 and being used by the City for its Water Treatment Plant which is addressed as 6851 West Route K. **(Case # 29-2019)**

**DISCUSSION**

The City of Columbia is seeking permanent A (Agriculture) district zoning, upon annexation, on its 486 acres that is currently being used to support the City's Water Treatment Plant. The acreage is located in unincorporated Boone County on the north side of Highway K at McBaine, and extends to the northeast along the Perche Creek. The purpose of the annexation is to bring the City-owned property into the city limits.

Columbia Imagined designates this parcel as a part of the Open Space/Greenbelt District, which is intended to provide for the recreational and aesthetic needs of the residents of Columbia. It is also intended to protect sensitive areas such as floodplains and hilly terrain from development and preserve prime natural areas.

The existing use of the site as the City's Water Treatment Plant pre-dates this land use designation and given that the site is entirely located within the Perche Creek and Missouri River floodplain and/or floodway, usage of the property for purposes other than those currently in operation is unlikely. The City's ownership and usage of the site, while not directly in keeping with the current land use designation, is for the benefit of the residents of Columbia and provides for preservation of existing natural areas outside those that are developed to support to Water Treatment Plant's operations.

The site has contiguity with the City's existing municipal boundary along its northeast edge, at the north end of the elongated parcel. Across the MKT Trail to the northwest is another City-owned property, which is improved with the City's Wastewater Treatment Plant (WWTP) further to the northeast. The WWTP property is within the city limits and is also zoned agriculture – consistent with the requested zoning for the subject parcel.

The subject parcel is currently split-zoned Boone County A-1 (Agriculture) and A-2 (Agriculture). A-1 permits agricultural uses, as well as 'farm residences', which would be accessory to a primary agriculture operation. A-2 allows single-family homes as a primary use on parcels of 2.5 acres or more. Both districts are consistent with the requested City A (Agriculture) zoning; however, agriculture zoned parcels within the City of Columbia have limits on their ability to be residentially developed. Additionally, the City A (Agriculture) district permits the operation of "Public Utility Services, Major" which would accommodate the existing Water Treatment Plant.

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**

<b>Annexation date</b>	N/A
<b>Zoning District</b>	A-1/A-2 (Boone County Agriculture)
<b>Land Use Plan designation</b>	Neighborhood, Open Space/Greenbelt Districts, Sensitive Areas
<b>Previous Subdivision/Legal Lot Status</b>	Legal Lots

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	468.24 acres
<b>Topography</b>	Varies Widely
<b>Vegetation/Landscaping</b>	Varies Widely
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	Water Treatment Facilities

**UTILITIES & SERVICES**

All services provided by the City of Columbia

**ACCESS**

<b>Route K</b>	
<b>Location</b>	Along southeastern edge of property
<b>Major Roadway Plan</b>	Minor Arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Unimproved

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	Adjacent to MKT Trail
<b>Bicycle/Pedestrian Plan</b>	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.

<b>Public information meeting recap</b>	Number of attendees: 1 (City Employee representing the applicant)  Comments/concerns: None
<b>Notified Neighborhood association(s)</b>	None within 1000 feet of the subject property.
<b>Correspondence received</b>	None.

Report prepared by Rusty Palmer

Approved by Patrick Zenner