



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 21, 2025

Re: 201 E. Old Plank Road Annexation - Public Hearing (Case # 73-2025)

Executive Summary

This request will meet the State Statute requirements for conducting a public hearing on the proposed annexation of 7.85 acres of land located northeast of the intersection of Bethel Church Road and Old Plank Road. The site includes the address 201 E. Old Plank Road, is currently zoned Boone County R-S (Single-family Residential), and is seeking City R-2 (Two-family Dwelling) as permanent City zoning upon annexation. The requested permanent zoning (Case # 74-2025) was considered by the Planning and Zoning Commission at their March 20, 2025 meeting and recommended for approval subject to Council approval of the parcel's annexation.

Discussion

Allstate Consultants (agent), on behalf of Bethel Baptist Church, Inc. Rt. 3, Columbia, MO 65201 (owner), seeks approval of the annexation and permanent R-2 zoning of 7.85 acres of property located on the north side of Old Plank Road at its intersection with Bethel Church Road. The subject property is addressed as 201 E. Old Plank Road and is currently zoned Boone County R-S (Single-family Residential). The parcel contains Bethel Church, its associated parking lots, a small outbuilding, a playground, and a portion of the southeast corner of Bethel (Hickam) Cemetery.

Per State Statute, a public hearing must be held prior to final action being taken on the annexation of property into the corporate limits. The purpose of the hearing is to receive public comments regarding the annexation of the property and to determine if such action is a reasonable and necessary expansion of the City's corporate limits. The site is located within the City's Urban Services Area and designated as being located within a "Neighborhood" district as defined by the Columbia Imagined Comprehensive Plan.

Per Policy Resolution 115-97A, parcels contiguous to the city's corporate limits seeking to receive city sanitary service are required to annex into the corporate limits. However, in this particular instance, the subject acreage is part of an existing cooperative agreement approved in March 2011 between the City of Columbia and the Boone County Regional Sewer District (BCRSD) that identifies the subject parcel as being an existing and future BCRSD customer not subject to annexation or development to city standards. The subject parcel is presently served by a private common collector that does not meet any applicable standards and is located within the Little Bonne Femme Pump Station Service Area as shown in Exhibit 6 of the attached cooperative agreement.



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The request for annexation and permanent City zoning has been precipitated by the owner's desire to subdivide the property and sell the unimproved eastern portion of the site to an interested party for future development purposes. However, such division would trigger a public main extension, which would be subject to the terms of the connection agreement, dictating that the extended sewer line be owned and maintained by BCRSD.

While annexation, if approved, would place the subject acreage within the City's corporate limits, the terms of the connection agreement would still remain in place allowing the site and any future lots created within its boundaries to remain as a BCRSD customer(s). The required public sewer main extension would be owned and maintained by BCRSD as provided for in Paragraph 5 of the existing cooperative agreement. Furthermore, per the provisions of Paragraph 8 of the cooperative agreement, any the property and any future lots created within the divided acreage would be subject to a recurring payment equal to 0.80 times what a customer within the City's corporate limits would be charged for similar sanitary service. This recurring payment would be provided to the City by BCRSD as stated within the cooperative agreement.

It should be noted that if annexation and permanent zoning are approved, all standard city zoning and subdivision requirements would be imposed upon any future development within the acreage. Such requirements would ensure that future development is consistent with existing developed patterns to the north, east, and south of the subject acreage. South Bethel Church Road is west of the subject acreage and is presently not within the City's corporate limits.

The property is located within the Boone Electric Cooperative service area and will remain as such after annexation. Water service is provided by the City of Columbia. There are no known capacity issues associated with the utility services to be provided to the site. Fire protection, upon annexation, would be provided the City of Columbia with mutual-aid provided by the Boone County Fire Protection District.

The Planning and Zoning Commission considered the permanent zoning (Case # 74-2025) at its March 20, 2025 meeting. Following limited Commission discussion, a motion to approve the request was made that passed unanimously (8-0). The permanent zoning case appears, under separate cover, on the April 21, 2025 Council meeting. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request.

Locator maps, zoning exhibit, annexation petition with legal description, and adopted 2011 "General Cooperative Agreement" (Ord. 020898) are attached.



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Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
04/07/2025	Set a public hearing relating to annexation of this site. (Res. 34-25)

Suggested Council Action

Hold the public hearing as required by State Statute