



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 7, 2020

Re: 200 W. Old Plank Road Annexation – Permanent Zoning (Case #2-2021)

Executive Summary

Approval of this request will assign R-MF (Multi-family Dwelling) zoning, following annexation, upon 2.4 acres of land addressed as 200 W. Old Plank Road and located approximately 250 feet west of the intersection of Old Plank and Bethel Church Roads. The required public hearing on the annexation request is to be held concurrently on December 7, 2020, as Case #206-2020.

Discussion

The applicant, Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owners), seeks to permanently zone 2.4 acres of land to City R-MF (Multiple-Family Dwelling) from County R-M (Multi-Family Residential) upon annexation. The subject site is addressed 200 W. Old Plank Road. The associated annexation public hearing is Case #206-2020, and is scheduled for December 7, 2020.

The subject site is considered to be compact and contiguous with the existing municipal boundary, and lies within the Urban Services Area as presented in the City's Comprehensive Plan. The purpose for the annexation is to permit the site to connect to City Sewer service via a Boone County Regional Sewer District main in advance of redevelopment. Boone Electric and Consolidated Water provide remaining utility services (electric and water, respectively) to the site.

The subject property is currently zoned Boone County R-M which is equivalent to City R-MF zoning. It has been general practice to grant the City-equivalent zoning upon annexation. In this particular request this practice has been questioned, because of the potential R-MF district density (maximum 17.4 du/ac), the substandard surrounding roads, and typically less intense surrounding land uses.

Currently, Old Plank Road is roughly 22 feet in width and is unimproved (that is, no curb, gutter, or sidewalks). It is shown on the CATSO Major Roadway Plan as a neighborhood collector which requires a pavement width of 34 feet in areas where residential driveways are present and 30 feet in locations without driveways. There is some concern that Old Plank may not be capable of safely and efficiently moving additional traffic generated by a higher density redevelopment of the site and its surroundings.

While the above concerns have been cited as part of this request's evaluation, zoning is not the only factor that will impact the development outcomes on the site. The property will be required to go through the City's formal subdivision process which is inclusive of right of way



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and utility easement dedications as well as public sidewalk construction along the site's Old Plank Road frontage. These mandated requirements may provide opportunities to mitigate the impacts created by higher redevelopment densities.

Notwithstanding these concerns, the proposed annexation is generally consistent with the goals and objectives of Columbia Imagined. Staff finds that the annexation will promote infill development where non-roadway infrastructure presently exists and is capable of supporting redevelopment. The property is compact and contiguous to the corporate limits to the north and south and would reduce an existing gap within the City's boundaries.

The Planning and Zoning Commission considered this permanent zoning request at their November 5, 2020 meeting; voting Staff presented its report and Commissioner's asked questions relating to public notification, the number of properties left to be annexed before road improvements could be made, and the adequacy of existing infrastructure to support the potential R-MF density. Following staff's responses the applicant's agent gave a presentation and responded to Commission questions. There was no additional public comment.

Following additional Commission discussion, a motion to approve the requested R-MF zoning as permanent zoning was presented and Commissioners voted (8-0-1) to approve the request.

A copy of the Planning and Zoning Commission staff report, locator maps, zoning graphic, and meeting minute excerpts are attached for review.

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 such as roads and sewers, as well as public safety and solid waste service provision. Future roadway improvements may be at the expense of the City. 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)



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Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve permanent R-MF (Multiple-family Dwelling) zoning as recommended by the Planning and Zoning Commission upon annexation.