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 7, 2025
Re: 201 E. Old Plank Road Annexation – Set Public Hearing (Case # 73-2025)

Executive Summary

Approval of this resolution would set April 21, 2025 as the date of the required public hearing for the voluntary annexation of 7.85 acres of land located northeast of the intersection of Old Plank Road and Bethel Church Road. The subject site is currently zoned Boone County R-S (Single-family Residential) and the applicant seeks City R-2 (Two-family Dwelling) as permanent City zoning upon annexation. A public hearing is required, per State Statute, prior to final consideration of the proposed annexation and permanent zoning requests by City Council.

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 Bethel Church Road. The subject property is addressed at 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.

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 pursuant to the terms of the connection agreement, would 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. S. Bethel Church Road is west of the subject acreage and is present 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 was scheduled to consider the permanent zoning (Case # 74-2025) at its March 20, 2025 meeting. The permanent zoning case is scheduled to be introduced at the April 21, 2025 Council meeting, under separate cover. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's March 20, 2025 meeting via a published newspaper ad. Furthermore, on-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as homeowner's associations within 185' and 1000', respectively, were provided 15 days in advance of the Planning Commission's March 20 public hearing.

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

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 roads and stormwater systems 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 and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
03/07/11	Approved "General Cooperative Agreement with Boone County Regional Sewer District" for provisions of sanitary sewer. (Ord. 020898)

Suggested Council Action

Set the date of the required annexation public hearing for April 21, 2025.