

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

SUMMARY

A request by Allstate Consultants (agent), on behalf of Bethel Baptist Church, Inc. (owner), seeking approval of R-1 (One-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.

DISCUSSION

The applicants are seeking approval to permanently zone a 7.85-acre parcel, subject to annexation, to the R-1 (One-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 subject acreage is part of an existing connection agreement between the City of Columbia and the Boone County Regional Sewer District (BCRSD). The agreement includes terms permitting the acreage to be served as a BCRSD customer and not required to annex or construct public sewer meeting city requirements until further division of the acreage were pursued.

The applicants are planning to sell the eastern portion of the acreage (i.e. subdivide) to an interested party for the purposes of future development. Division of the property into two lots per the existing connection agreement, triggers the requested permanent zoning and the related annexation. The future subdivision requires Council approval of a final plat prior to the issuance of any required building permits. The subsequent final plat will also 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) which is consistent with the proposed city R-1 zoning. The existing religious institution is a permitted use in the R-1 district; however, the proposed R-1 limits potential uses on the parcel to single-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-1 zoning is consistent with the goals and objectives of the comprehensive plan. The R-1 district limits potential uses to intensities equal-to or less-than those around it, and is consistent with existing Boone County R-S zoning.

RECOMMENDATION

Approve the requested R-1 as the site's permanent zoning subject to its annexation into the city's corporate limits.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Rezoning Exhibit

SITE CHARACTERISTICS

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

HISTORY

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

UTILITIES & SERVICES

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

ACCESS

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

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

PARKS & RECREATION

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

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 the pending action via public information postcards on January 20th. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on February 4th, advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Cedar Lake
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner