



Columbia Planning & Zoning Commission Meeting Recap

Council Chambers, Columbia City Hall
7:00 PM Thursday, January 10, 2019

CALL TO ORDER (Members present: Loe, Rushing, Burns, Harder, MacMann, Toohey, Stanton, Strodman, Russell.)
(Members absent: None.)

APPROVAL OF AGENDA (Agenda approved as submitted.)

APPROVAL OF MINUTES ([December 20, 2018](#) meeting minutes approved as submitted.)

PUBLIC HEARINGS

Case # 36-2019

A request by the Columbia Public Schools (owner) seeking permanent R-1 (One-family Dwelling) zoning upon annexation of approximately 16.95 acres into the city. The school property consists of 2 separate tracts; the primary elementary school property and a 40' x 2025' stem connecting to the Rock Bridge Memorial State Park to the south. Both tracts are currently zoned A-1 (Agriculture).

(Action: Columbia Public Schools is seeking permanent R-1 (One-Family Dwelling) zoning district, upon annexation, on its 16.95-acre Rock Bridge Elementary School property located at the southeast corner of Highway 163 and Route K. This hearing was advertised on Christmas day and 14 adjoining property owners were notified.

The site is contiguous with the City's existing municipal boundary along its southeast edge at the south end of the long, narrow portion of the parcel that adjoins Rock Bridge Memorial State Park. Annexation is sought, according to the applicant's representatives, to permit City police services (i.e. a school resource officer) to be permitted to be offered upon the property.

The subject property is presently served by city sanitary sewer, Boone Electric Cooperative electric service, and Consolidated Water District #1 water service. During the concept review of this request and its corresponding annexation, staff expressed concerns with the applicant that the annexation does not fit the intent of 'contiguous and compact' requirements as defined in the Missouri Revised State Statutes. The applicant indicated that their intent was to move forward with the request, citing the neighboring properties under annexation agreements as justification for the annexation request. The subject annexation would trigger as many as 12 nearby properties to be eligible for annexation. Four properties are directly adjacent to the subject tract and would become immediately eligible; the remaining 8 properties would then become successively contiguous.

The subject parcel is currently zoned Boone County A-1 (Agriculture). A-1 permits agricultural uses as well as 'farm residences' as an accessory use to a primary agriculture operation. This zoning is generally consistent with the requested R-1 zoning; however, R-1 would allow more intense redevelopment of the property if the school were relocated in the future. Surrounding zoning includes County A-1, R-S (Residential Single-Family) and A-2P (Planned Agriculture). The single-family Parkside Estates development to the southwest is currently inside the City and zoned PD (Planned District). Columbia Imagined designates this parcel as a part of the Neighborhood District, which is intended to provide residential uses and a small number of other uses that serve neighborhood residents. The existing school is consistent with this land use designation and schools are permitted within the proposed R-1 (One-family Dwelling) district.

Staff recommends approval of the request for zoning pending annexation.

Strodtman asked why the stem lot exists in the first place. Staff indicated that the lot was purchased by the school district to access the state park at the other end and there is a trail that runs along this area. MacMann asked about any other schools that are close to the city limits but would need a stem lot to connect to the city. Staff indicated that other schools were in a slightly different situation.

The public hearing was opened.

An engineer for the project stated that there are two schools outside the city limits, but they are miles from the city and the stem lot idea would not be practical for those schools, so no additional action should be expected in that regard. He further indicated that this project would basically annex back into a pocket of future city land. MacMann asked if this stem lot type of annexation drew any opposition from neighbors. The speaker indicated that there were questions, but no overt opposition that he is aware of.

The public hearing was closed.

MacMann asked about a commitment to infrastructure over time if we approve this? Staff indicated that if a replat were invoked then there could be right-of-way requirements but there is no current issue.

A motion to approve the zoning was made and approved unanimously.

PUBLIC COMMENTS

(None.)

STAFF COMMENTS

A regular worksession will be held prior to the next regular meeting and will review the Rock Quarry Road Scenic Overlay. During the regular meeting on January 24, P&Z will consider the following items:

Subdivision – Woodsong Preliminary Plat

Public Hearing - River Region Credit Union plan amendment. This item changes the layout of a building and requires approval and adherence to the new code.

Additionally, P&Z has been selected by the city council to review the zoning code as it relates to the Greek Town area due to a high number of variance requests. The Board of Adjustment would also like to meet with P&Z to discuss this. P&Z will also consider how the city treats zoning for churches that have commercial kitchens in them, but cannot use them for additional commercial operations. CMCA and a

local church have asked for this to be reviewed to see if the zoning code could be amended to allow this. Jose Caldera, city counselor, indicated that he is a member of the church that made this request and announced that he will recuse himself from participation in this issue.

Low income housing and short-term rental issues will be coming back for review. There are no scheduled items for the regular meeting on February 7, but the members do need to be present for the worksession dealing with short-term rentals on that date.

COMMISSION COMMENTS

(None.)

NEXT MEETING DATE - January 24, 2019 @ 7 pm

ADJOURNMENT

(Time: 7:28 PM)

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