



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2019

Re: BCJ Investments, LLC Annexation – Permanent Zoning (Case #92-2019)

Executive Summary

Approval of this request will result in the permanent zoning of 0.24 acres of land to City M-N, pending annexation.

Discussion

The applicant, A Civil Group (agent) on behalf of BCJ Investments, LLC (owner) is seeking to permanently zone 0.24 acres of property to City M-N (Mixed Use-Neighborhood) from County C-G (General Commercial) upon annexation. The subject site is located on the north side of St. Charles Road, approximately 400 feet west of Grace Lane, and is commonly addressed as 5305 E. St. Charles Road. The annexation request is Case #123-2019 and is concurrently scheduled for a public hearing on the May 20, 2019 Council agenda.

The subject property is currently improved with a commercial building and is currently occupied with an office-use business, which would continue to be a permitted use in the M-N zone. The annexation is being sought to allow the site's connection to the City's sanitary sewer, which will require a public main extension.

The Planning and Zoning Commission considered the permanent zoning for the subject property at their April 18, 2019 meeting. Staff presented its report, and the property owner's representatives gave an overview of the request. No one else spoke during the public hearing. Following limited additional discussion, the Commission voted (7-0) in favor of the motion to permanently zone the property M-N.

The Planning Commission staff report, locator maps, application letter, surrounding zoning graphic, and meeting minutes excerpts 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 such as roads and sewers, as well as public safety and solid waste service provision.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/6/2019	Set May 20, 2019 as the annexation public hearing date. (R63-19)

Suggested Council Action

Approve the requested permanent zoning of 0.24 acres of land to City M-N.