



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 6, 2019

Re: TRS Property Management Annexation – Permanent Zoning (Case #69-2019)

Executive Summary

Approval of this request will result in the permanent zoning of 1.62 acres of land to City M-N and 1.18 acres to City M-C, pending annexation.

Discussion

The applicant, A Civil Group (agent), on behalf of TRS Property Management, LLC (owner), is seeking to permanently zone 1.62 acres of land to City M-N (Mixed Use-Neighborhood) from County R-S (Single-family Residential) and C-N (Neighborhood Commercial), and 1.18 acres to City M-C (Mixed Used-Corridor) from County C-GP (Planned Commercial) upon annexation. The subject site is located on the south side of E. St. Charles Road at the intersection of Talon Road, and includes addresses 5200, 5202 and 5210 E St. Charles Road. The annexation request is Case #113-2019 and is scheduled for a public hearing on the same agenda as this request.

The subject properties are currently improved with residential dwellings and are currently occupied. According to the applicant, the easternmost property will be redeveloped with a self-service storage facility use, which is permitted in the M-C district that has been requested. If the site stays in use as residential, it will be considered a non-conforming use. The two western parcels will be maintained as residential uses, which is permitted in M-N. All rental properties will be required to register with the City's rental program upon annexation.

The Planning and Zoning Commission considered the permanent zoning for the subject property at their March 21, 2019 meeting. Staff presented its report, which recommended denial of the request, and the property owner's representatives gave an overview of the request. No one else spoke during the public hearing.

Two Commissioners stated support for the request given the small size of the lot, the adjacent commercial uses being similar to M-C uses, the likelihood that the existing County zoning on the lot would likely permit self-service storage uses, and the fact that the adjacent R-1 is undeveloped.

Following the public hearing and additional discussion, the Commission voted (9-0) in favor of the motion to permanently zone the property M-N and M-C.

The Planning Commission staff report, locator maps, surrounding zoning graphic, East Columbia Preferred Stadium Boulevard Alignment (excerpt), 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. Future roadway improvements may be at the expense of the City, but for a portion of the roads that are currently County maintained, it will depend on if maintenance is transferred from the County in the future. 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: 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
4/15/2019	Set May 6, 2019 as the annexation public hearing date. (R52-19)

Suggested Council Action

Approve the requested permanent zoning of 1.62 acres of land to City M-N and 1.18 acres to City M-C, as recommended by the Planning and Zoning Commission