



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2019

Re: Armstrong Unitrust, 5320 Clark Lane Rezoning -Zoning Map Amendment (Case #194-2019)

Executive Summary

Approval of this request would rezone 7.16 acres of property from A to M-N addressed as 5320 Clark Lane.

Discussion

The Van Matre Law Firm (agent), on behalf of the Donna Jean Armstrong Unitrust (owner), seeks approval to rezone 7.16 acres of property from A (Agricultural) to M-N (Mixed Use-Neighborhood). The subject site is located on the south side of Clark Lane, approximately 1,200 feet west of St. Charles Road, and addressed as 5320 Clark Lane.

The applicant is seeking a zoning map amendment to permit a mix of commercial and other uses on the subject site which is currently undeveloped. In addition to this request, the applicant has concurrently submitted a permanent zoning for the site to the east (Case #195-2019) to zone it M-C and M-N upon annexation, and a preliminary plat (Case #196-2019) that includes both the subject property and the adjacent property proposed to be annexed. The applicant desires to have all three requests considered together. This case and Case #195-2019 are being introduced October 21 and Case #196-2019 will be presented for consideration on November 4.

The Planning and Zoning Commission considered this request at their September 19, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commission generally discussed the appropriateness of M-N zoning on this site, noting among other things its adjacency to property zoned commercial in the County (and proposed to be zoned upon annexation to M-N and M-C) and buffering between the residential property to the west. Following discussion, a motion to approve the rezoning request passed (7-1).

The Planning Commission staff report, locator maps, zoning graphic, surrounding zoning graphic and meeting minute 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: Possible impacts could be public infrastructure maintenance such as roads, sewers, and water, 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: Infrastructure, 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
10/7/1969	Annexed property into City (Ord #5132).

Suggested Council Action

Approve the requested rezoning of 7.16 acres from A to M-N as recommended by the Planning and Zoning Commission.