



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 4, 2019

Re: Columbia Corners Preliminary Plat (Case #196-2019)

Executive Summary

Approval of this request will authorize the preliminary subdivision of a 25-acre site at St. Charles Road and Clark Lane into six lots.

Discussion

The Van Matre Law Firm (agent), on behalf of the Donna Jean Armstrong Unitrust (owner), seeks approval of a six-lot preliminary plat to be known as the *Columbia Corners Preliminary Plat*. The 25.38-acre subject site is located at the southwest corner of Clark Lane and St. Charles Road.

The subject acreage is proposed to be zoned M-N (Mixed-use Neighborhood) and M-C (Mixed-use Corridor) subject to concurrent annexation (Case #195-2019) and rezoning (Case # 194-2019) requests. The applicant desires to have this request, the annexation, and rezoning considered together. Cases #194-2019 and #195-2019 were introduced October 21.

The six-lot preliminary plat includes two larger lots on the western portion of the site, with 3 lots along the east side of the site and near the St. Charles Road and Clark Lane intersection that would be considered outlots for development. Access is planned to be from both St. Charles (via a shared access) and from Clark Lane. Additional right-of way will be granted at the time of final plat for St. Charles Road, with additional right of way granted at the northeast corner of the site to accommodate a potential additional lane near the roundabout.

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. Following limited discussion, a motion to approve the rezoning request passed (8-0).

The Planning Commission staff report, locator maps, preliminary plat, conceptual site plan 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 portions of property into City (Ord #5132).

Suggested Council Action

Approve the *Columbia Corners Preliminary Plat* as recommended by the Planning and Zoning Commission.