



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, 5406 Clark Lane - Permanent Zoning (Case #195-2019)

Executive Summary

Approval of this request will result in the permanent zoning of 18.06 acres from County C-G to 15.37 acres of City M-C and 2.69 acres of City M-N, upon annexation.

Discussion

Van Matre Law Firm (agent), on behalf of the Donna Jean Armstrong Unitrust (owner), is seeking to permanently zone 18.06 acres from County C-G (General Commercial) to 15.37 acres of City M-C (Mixed Used-Corridor) and 2.69 acres of City M-N (Mixed Use-Neighborhood), upon annexation. The subject site is located at the southwest corner of Clark Lane and St. Charles Road, and includes property addressed 5406 Clark Lane. The annexation request (Case #227-2019) will have a concurrent public hearing on October 21.

The applicant is seeking to zone the western portion of the subject property M-N and the eastern portion M-C, near the intersection of Clark Lane and St. Charles Road. The subject property is improved with a currently vacant residential dwelling. In addition to the requested permanent zoning, the applicant is seeking to rezoning the 7.16 acres immediately west of the subject site (Case #194-2019) from A Agriculture to M-N and obtain preliminary plat approval (Case #196-2019) for the land that includes both the subject property and the adjacent property to the west. The proposed rezoning of the property to west will be introduced concurrently on October 21 and the preliminary plat will be introduced 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. Following discussion, a motion to approve the permanent zoning request passed (8-0).

The Planning Commission staff report, locator maps, application letter, 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: 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
10/7/2019	Set October 21, 2019 as the annexation public hearing date.

Suggested Council Action

Approve the requested permanent zoning of the 18.06 acres from County C-G to 15.37 acres of City M-C and 2.69 acres of City M-N.