

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 8, 2025**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Donna Jean Armstrong 2016 Unitrust (owner), for approval to rezone the southern 2.56-acres of 6.80-acres from M-N (Mixed Use - Neighborhood) to M-C (Mixed Use - Corridor) to allow more intense commercial use on the portion of the property closest to I-70. A concurrent request (Case # 155-2025) seeks approval of a 7-lot preliminary plat on the overall 6.80-acre site. The subject site is located west of St Charles Road and Clark Lane and includes the address 5320 Clark Lane.

DISCUSSION

The applicant is seeking to rezone the southern 2.56-acres of a 6.80-acre lot concurrent with a proposed 7-lot preliminary plat (Case # 155-2025) to facilitate the development of a 9.18-acre overall site to west of the existing Battle Crossing commercial development. The 2.56-acres subject site is currently zoned M-N (Mixed Use – Neighborhood), and is sought to be rezoned to M-C (Mixed Use – Corridor). The 2.56-acres subject site is intended to accommodate uses discussed during the concurrent 7-lot preliminary plat's concept review meeting. The subject 2.56-acres to be rezoned abuts M-C to the east, M-N to the north, and PD (Planned Development) to the west. The MoDOT controlled I-70 corridor runs along the southern boundary of the proposed acreage to be rezoned.

In October 2024, a concept review was held to discuss development of the overall 9.18-acre development site (Case #17-2025) within which the proposed 2.56-acres is located. During this meeting, the applicant expressed the desired to improve the entire acreage with a mixture of restaurants, apartments, outdoor recreation, and a drive thru facility. Additionally, one portion of this development was illustrated as a hotel with around 100 rooms. As hotels are not permissible in the M-N zoning district, the section of overall 9.18-acre development site was identified as requiring a rezoning to accommodate the hotel use.

The original section of the overall 9.18-acre development site that was to allocated for the proposed hotel was located to the northeast of the site, however discussion between the applicant and city staff determined that the site and its M-C zoning would be more appropriate closer to the I-70 corridor due to health and safety concerns for other proposed uses. Additionally, closer proximity to the I-70 corridor would support the intended uses of the M-C zoned site, given the visibility to traffic along I-70.

The subject site is currently undeveloped and is surrounded by developed properties. There is a grocery store in an M-C zoned district to the east and a PD zoned apartment complex, known as The Links, to the west. Abutting the western boundary of the subject site are 3 multi-family apartment buildings within the PD zoned parcel. According to building plans submitted for The Links PD Plan, each building has a total of 20 bedrooms, with an estimated occupancy of 28.51 occupants per building. These structures are located approximately 80 feet from the western lot line of the subject site. Commercial uses next to multi-family uses would require level 3 screening buffer per Section 29-4.4-4 of the UDC, which requires a 10-foot-wide landscape buffer and an 8-foot-tall screening device.

Topographically, the 2.56-acres to be rezoned contains a hill on the northeast corner and a ridge line along the southern portion of the site, both change in elevation around 15 feet. A stormwater management area has been identified on the associated plat at the southeast corner of the site. The change in ground height drops significantly closer towards the southeast corner. Furthermore, there is an existing 8-inch sanitary sewer line running east to west on the southern portion of the site. Due to these existing conditions, the most likely practical developable section of the subject site is along the northwest quarter of the site.

M-C zoning permits a maximum height of 45 feet for any building in the district. Based on topographical maps of the surrounding area, the lowest two-story apartment building at The Links has a ground floor elevation of around 800 feet. The subject site has the potential for a building elevation that could start at up to 810 feet. Despite this height difference, the above-mentioned screening requirements and other neighborhood protection standards in the UDC are in place to mitigate any unintended outcomes and potential nuisances.

Additionally, M-C zoned properties may request Transit Standards if the criteria under Section 29-6.4(j), which could potentially increase the allowed building height to 55 feet. Such a request is not being proposed at this time. It should be noted that despite the applicant's expressed intent to utilize the 2.56-acres subject site for a hotel development, if M-C zoning were approved any uses allowed with that district would be permitted, which would also invoke the above-mentioned neighborhood protection standards.

North of remainder of the overall 9.18-acre development site, on the opposite side of Clark Lane, there is an R-2 residential subdivision, which appears to contain a mixture of single- and two-family dwellings. This subdivision would be separated from the rezoned portion by M-N zoning and Clark Lane, which is classified as a Minor Arterial on the CATSO roadway map. Based on these existing conditions, staff has concluded that there is an appropriate step down from the M-C district to the R-2 subdivision. To the southeast of the subject site, there are 2 M-C zoned properties accessed by St Charles Road that are situated north of I-70.

While the western property is zoned PD, the use on this site is most comparable to R-MF zoning due to the multi-family uses on the property. The Links apartment complex is along the I-70 corridor, which generates a significant amount of noise and possible pollution potentially more intense than uses permitted in M-C zoning. An appropriate step down from M-C zoning to the northern neighboring R-2 subdivision exists through the M-N zoning on the northern portion of the site. After considering the surrounding conditions, staff has concluded that the requested M-C rezoning request is appropriate on this portion of the subject site.

RECOMMENDATION

Approve the proposed rezoning from M-N to M-C along the southern 2.56 acres of the subject site. Approval of the recommendation above would require technical corrections to correct the legal description of the subject site.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Preliminary Plat

SITE CHARACTERISTICS

Area (acres)	2.56 acres
Topography	Sloping to the southeast
Vegetation/Landscaping	Wooded area on northeast corner
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	1969
Land Use Plan	Commercial, Neighborhood District
Lot status	No legal lot status

UTILITIES & SERVICES

Sanitary Sewer	Not currently available, can extend sewer main upon development
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric, City of Columbia service splits lot

ACCESS

Clark Lane	
Location	North boundary of whole subject site
Major Roadway Plan	Minor arterial
CIP projects	None
Sidewalk	8-ft wide pedway sidewalk in place along Clark

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	Hominy Creek Trail
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners and tenants within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of the pending action via public information postcards on March 24th. 113 public notice letters were distributed to property owners and tenants with respect to this matter on April 14rd and an ad was placed in the Columbia Daily Tribune on April 15th, advertising the public hearing relating to the matters contained in this application.

Report Prepared by Kirtis Orendorff

Approved by Patrick Zenner