



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 2, 2025

Re: 5320 Clark Lane - Rezoning (Case #154-2025)

Executive Summary

Approval of this request would result in the rezoning of the southern 2.56-acre portion of an overall 6.80-acre parcel, located southwest of the intersection of St Charles Road and Clark Lane, from M-N (Mixed-use Neighborhood) to M-C (Mixed-Use Corridor). The subject property is located southwest of the existing Schnuck's grocery store at the Battle Crossing Shopping Center and is commonly addressed as 5320 Clark Lane.

Discussion

A request by Crockett Engineering (agent), on behalf of Donna Jean Armstrong 2016 Unitrust (owner), seeks approval to rezone the southern 2.56-acre portion of a 6.80-acre parcel from M-N (Mixed Use - Neighborhood) to the M-C (Mixed Use - Corridor). The requested rezoning would allow more intense commercial use on the subject site which is adjacent to I-70. The subject site is located southwest of the existing Schnucks grocery store located within the Battle Crossing Shopping Center, southwest of the corner of St. Charles Road and Clark Lane, and is addressed 5320 Clark Lane. This rezoning request is being considered concurrently with the attached 7-lot preliminary plat (Case #155-2025) that will be introduced for Council consideration at their June 16 meeting under separate cover.

The proposed rezoning action is part of a larger undeveloped 9.18-acre development proposal that includes the subject site, the adjacent 4.24-acres to the north, and a 2.38-acre parcel to northeast that is adjacent to the parking lot built to serve the Battle Crossing Shopping Center. The overall 9.18-acres is presently zoned M-N. In October 2024, a concept review was held to discuss the proposed development of the acreage which included a proposed hotel and other commercial uses. Hotels are not permitted in M-N zoning and given this limitation this request was submitted in efforts to secure a suitable location (i.e. the subject site) for that use. It should be noted that if the subject site is rezoned as requested, any M-C use would be permitted should the desired hotel not be pursued. Staff's analysis of this rezoning request considers all potential uses permitted in M-C zoning.

The 2.56-acre subject site is adjacent to the I-70 corridor to the south, undeveloped M-C directly to the east, M-C to the northeast improved with the Battle Crossing Shopping Center, a PD (Planned Development) to the west improved with "The Links" multi-family development, and M-N to the north. The aforementioned M-N zoned area is the remainder of the overall 9.18-acre development parcel. North of Clark Lane is an R-2-zoned subdivision, comprised of single- and two-family homes. Staff's analysis concluded there is an adequate step-down in intensity of uses from the proposed M-C portion of the property and Clark Lane given the depth of the overall development site that will be left as M-N-zoned land.



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The subject 2.56-acre site is uphill from the two-story multi-family dwelling units to the west within the PD development known as "The Links". The nearest structures within The Links to the subject site are approximately 80 feet west of the subject site's western property line and have a finished floor elevation approximately 10-feet below the highest point on the subject site. Despite the proximity to these residential structures, staff believes that the requested M-C rezoning is most appropriate when considering the overall 9.18-acre development parcel as a whole.

The UDC provides adequate neighborhood protection standards, including a requirement for level 3 screening and buffering for commercial uses next to multi-family dwelling units. This would require a 10-foot-wide landscape buffer and an 8-foot-tall screening device. Additionally, the proximity to I-70 is viewed as a factor supporting rezoning to M-C given the undesirable impacts generated by the interstate on residential such as noise and air quality concerns.

The Planning & Zoning Commission held a public hearing, on this matter at its May 8, 2025 meeting. Staff presented its report and the applicant provided an overview of the request. One public comment was made during the hearing, in regards to the height difference between potential developments on the subject site relative to the residential dwellings to the west. Commissioners inquired about the appropriateness of the proposed M-C zoning in this location. Staff referenced the UDC's neighborhood protection standards as providing mitigation of the possible conflicts as well as reiterated their belief that the location was most appropriate for the development intended by the applicant given its proximity to I-70 and interchange with St. Charles Road/Clark Lane. Following limited additional Commission discussion, a motion was made to approve the request that passed (6-2).

A copy of the Planning and Zoning Commission staff report, locator maps, rezoning exhibit, proposed preliminary plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. Any modifications to public infrastructure serving the property would be at the expense of the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.



Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the request to rezone 2.56 acres from M-N to M-C as recommended by the Planning and Zoning Commission.