



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: 5301 E. St. Charles Rd Rezoning (Case #221-2021)

## Executive Summary

Approval of this request would rezone 2.4 acres of property from R-1 to M-C Mixed-Use Corridor on the north side of St. Charles Road approximately 500 feet west of Grace Lane which is presently improved with a legally non-conforming mobile home park.

## Discussion

The Haden and Colbert law firm (agent), on behalf of LJ Land Company LLC (owner), seeks to rezone property located at 5301 St. Charles Rd from R-1 (One-family Dwelling) to M-C (Mixed Use-Corridor), which is currently in use as a manufactured home park. The approximately 2.4-acre property is located on the north side of St. Charles Rd, approximately 500 feet west of Grace Lane.

It is worth noting that if the property were rezoned, the site could continue to be used as it is presently, as a manufactured home park, even though that specific use is only permitted in the R-MH (Residential Manufactured Home District). If the property owner chooses to discontinue the current use of the property, they would need to follow all applicable local provisions and State Statutes relating to the decommissioning of the park to ensure that the current residents are notified of the closure.

Per City ordinance (Sec. 13-272) and State Statute a minimum of 180 days and 120 days of notice in writing, respectively, must be given by the park operator to its residents before the park could be closed. At the time of the Commission's hearing no such notice had been sent. During the public hearing, the applicant stated that the site has 9 current manufactured home spaces in use.

The Planning and Zoning Commission considered this request at their August 19, 2021 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 shared concerns with the rezoning the property, potential eviction of residents with no clear development plan for the site, and the potential negative impacts of M-C zoning on the residentially zoned property to the west of the site. Following limited additional discussion, a motion to approve the rezoning failed (2-6).

The Planning Commission staff report, locator maps, zoning graphic, East Columbia Preferred Stadium Blvd Alignment (excerpt), 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: 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: Resilient Economy, Secondary Impact: Inclusive Community, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
4/17/2006	Annexed and permanently zoned property to R-1 (Ord. #18982)

## Suggested Council Action

Deny the requested rezoning as recommended by the Planning and Zoning Commission.