



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 2, 2025

Re: NW Cor. of Clark Ln. and N Lakewood Dr. - Set Public Hearing (Case #293-2025)

Executive Summary

Approval of this resolution would set September 15, 2025 as the required public hearing date for the annexation of 0.89 acres of land located northwest of the roundabout at Clark Lane and North Lakewood Drive. The subject site is currently vacant, zoned Boone County R-M (Moderate Density, Residential), and desired to be improved with commercial uses allowed in the City's M-C (Mixed-use Corridor) district upon annexation. The Planning and Zoning Commission held a public hearing on July 24, 2025 with respect to the requested permanent M-C zoning and recommended denial of the request by a vote of (5-3).

Discussion

Haden and Colbert (agent), on behalf of the Omkara LLC (owner), are seeking approval to annex 0.89-acres into the City of Columbia and have it assigned M-C zoning as its permanent City zoning. The subject property is located northwest of the Clark Lane and N. Lakewood Drive roundabout, is presently vacant, and zoned County R-M. A concurrent request (Case #242-2025) seeks approval of permanent M-C zoning upon annexation. Case # 242-2025 will be introduced under separate cover on the Council's September 15 agenda.

Per State Statute, a public hearing must be held prior to final action being taken on the annexation of property into the corporate limits. The purpose of the hearing is to receive public comments regarding the annexation and to determine if such action is a reasonable and necessary expansion of the City's corporate limits. The requested annexation has been precipitated by the owner's desire to develop commercial uses on the site utilizing the City's zoning provisions in lieu of developing commercially within Boone County. It is worth noting that the property has been previously authorized for "planned" commercial uses within Boone County's C-GP (Planned Commercial) district; however, a final development plan was never submitted and the zoning was not applied to the property pursuant to County zoning regulations. The property is contiguous to the city's corporate limits along its southern boundary where the existing roundabout at the Clark Lane/St. Charles Road/N. Lakewood Drive has been installed.

The surrounding property to the north and west remain in the county and are zoned R-M and C-GP (Planned Commercial), respectively. The requested M-C zoning is considered more intense than the current County R-M; however, as noted above, the site has previously been considered for C-GP zoning with the same uses as the neighboring site to the west. M-C zoning is viewed as being compatible with the surrounding land use patterns to south and southeast which are shown as being designated "Commercial District" on the Columbia Imagined Future Land Use Map, but would be more intense than adjacent residential



City of Columbia

701 East Broadway, Columbia, Missouri 65201

development in the County as well as permit more intense uses than contemplated within the County C-GP zoning to the west and for the subject site. It should be noted that the subject site is designated as being located within a "Neighborhood District" on the Columbia Imagined Future Land Use Map. This designation is representative of the County R-M zoning that existed at the time Columbia Imagined was adopted (2013). This designation would support less intense commercial uses generally consistent with those permitted in the City's M-N (Mixed Use – Neighborhood) zoning district.

The subject site is part of a 1992 Connection Agreement between the City of Columbia and the Boone County Regional Sewer District (BCRSD). This agreement established provisions that allowed BCRSD to connect several existing subdivisions surrounding the subject site to the now existing Hominy Branch trunk sewer which allowed BCRSD to eliminate the Waters Edge wastewater treatment facility. The agreement further stipulated that the subject site and connected subdivisions would not be required to be annexed into the City to receive public sewer and would remain customers of BCRSD. Additionally, the agreement established a service fee for each BCRSD customer that connected to the City's Hominy Branch trunk sewer line equal to 0.80 times what a customer would pay have had to pay if they were connected to City sewer if they were within the corporate limits of the City.

The subject site is presently served with City water service, Boone Electric Cooperative electric service, and Boone County public safety services. Upon annexation the City would become the provider of public safety services, with Boone County mutual-aid, and will be responsible for trash collection.

The Planning and Zoning Commission considered the permanent zoning (Case #242-2025) at its July 24, 2025 meeting. The full Planning and Zoning Commission staff report, as well as meeting excerpts will accompany the introduction of the permanent zoning request on the Council's September 15 agenda.

Public notice relating to the proposed permanent zoning was provided 15 days in advance of the Commission's July 24 meeting via a published newspaper ad. On-site signage indicating the site was the subject of a public hearing, and written notification to all property owners as well as homeowner associations within 185' and 1000', respectively, were provided 15 days in advance of the Planning Commission's July 24, 2025 public hearing.

Locator maps, zoning graphic, and annexation petition inclusive of the site's legal description are attached.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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. 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
9-21-92	Connection agreement between City and Boone County Regional Sewer District eliminating the Waters Edge Treatment facility (Ord. 013456)

Suggested Council Action

Set September 15, 2025 as the required public hearing for the annexation of this site, northwest of the roundabout at Clark Lane and North Lakewood Drive, as required by State Statute.