



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2025

Re: 5717 E. St. Charles Road – Rezoning (Case # 197-2025)

Executive Summary

Approval of this request would rezone 2.92-acre parcel of land from PD (Planned Development) to M-N (Mixed Use - Neighborhood) zoning. The parcel is located directly north of the intersection of East St. Charles Road and Remm Drive. The subject site includes the address 5717 East St. Charles Road.

Discussion

The Haden and Colbert (agent), on behalf of Robyn Armer (owner), is seeking approval of M-N zoning on a 2.92-acre parcel of land located directly north of the intersection of East St. Charles Road and Remm Drive. The subject site is currently zoned PD (Planned Development) and is unimproved. The applicant seeks to rezone the property to M-N to expand possible commercial uses through open zoning.

The subject site is surrounded by County R-M (Moderate Density Residential) to the north and northwest, County C-N (Neighborhood Commercial) to the west at the corner of Lakewood Drive and St Charles Road, City PD zoning to the east, and City M-C zoning to the south and southwest of the Clark Lane/Lakewood Drive/East St. Charles Road roundabout. The site is identified as being within both the "Neighborhood District" and the "Commercial District" in the Future Land Use Map of Columbia Imagined.

The M-N zoning sought is considered consistent with both the "Commercial District" and "Neighborhood District" designations described within Columbia Imagined. The "Neighborhood District" is intended to accommodate a broad mix of residential uses, and supporting, small-scale commercial uses. The "Commercial District" supports uses that are typically auto-centric and included uses that are intended to serve regional commercial service needs.

The subject site is one of four that were annexed and permanently zoned to PD in 2013. Uses permitted by the approved Statement of Intent were limited to commercial retail and medical uses in the C-3 district, most permissible uses in the C-2 district, as well as most uses in the C-1 and O-1 districts. Given the annexation and rezoning occurred prior to adoption of the UDC in March 2017, several of the uses previously permitted do not have a directly identifiable corresponding use within the new "Permitted Use Table".

A detailed analysis of the "use conversion" between the approved SOI and the new uses within the "Permitted Use Table" is shown within the attached Planning and Zoning



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Commission staff report as well as those uses that would become conditional and newly allowed if the property were rezoned to the M-N district as requested.

Rezoning to M-N would result in the loss of wholesale office or sample room, self-service storage facilities, heavy commercial services, and greenhouse/plant nursery as uses, and require the uses of veterinary hospital, bakery, fueling center and drive-up facilities to go through a conditional use permit (CUP) process if sought for development. M-N zoning would also introduce new uses that are comparable to what is currently permitted, but not directly defined in the previous zoning code or referenced within the SOI directly.

The 2013 approved SOI also contained dimensional standard restrictions on the site that limited structure height to 35 feet which would align with desired M-N zoning. Additionally, the SOI limited total building area on the four tracts to a maximum of 50,000 square feet, required 30% open space, and required a 25-foot buffer along the northern boundary line of the overall acreage. Finally, the SOI limited the number of points of ingress/egress on the tracts as well, stating that only two entrances would be allowed onto St. Charles Road for the subject tracts. It should be further noted that the lot does not have legal lot status; therefore, platting is necessary before a building permit may be issued for future development.

If this subject site is zoned out of the PD, all existing PD SOI restrictions would no longer be applicable. All building construction would be subject to typical M-N district dimensional standards and building area would be constrained by required parking and maintenance of 15% open space versus the current 30%. A "Level 3" screening buffer (10-ft wide with 8'-screening device) would be required along the northern boundary instead of the 25-ft buffer. Additionally, the subject site's point of ingress/egress would no longer count toward the two entrance limit. It should be noted that the subject site has over 300-feet of width, so it would be permitted to have its own direct driveway access in accordance with the provision of the UDC.

Staff believes M-N zoning accomplishes the goals of the Comprehensive Plan, notably retaining the future land use designation of this parcel as commercial, in part, and also retains the vast majority of uses that are permissible today per the approved statement of intent. M-N zoning would result in a CUP being required for some uses permitted by the current SOI, most notably for a drive-up facility. Retaining oversight through the CUP process offers appropriate control without requiring full PD plan compliance and allows the public, Commission, and Council to review proposals, much like the PD process. However, it also reduces regulatory barriers if/when less intense commercial or residential uses are proposed.

It should be noted that rezoning to M-N would not waive any obligation for the subject property to be formally platted to become a "legal lot" or to comply with the installation of potential transportation system upgrades along E. St. Charles Road as a result of increased traffic generation. Any development generating greater than 100 trips in and out of the development site at peak hour would be required to perform a transportation impact study (TIS), which will be used to inform requisite transportation improvement projects to mitigate



impacts of the new development. The need for a TIS will be determined at the time of development permitting/platting.

The Planning & Zoning Commission considered this request at their July 24, 2025 meeting. Staff presented its report, recommending approval of the M-N rezoning. There applicant's agent was present to answer Commissioner questions. No members of the public spoke regarding this request. After limited additional discussion, the Commission made a motion to approve the requested M-N rezoning. The motion passed unanimously with a vote of 8-0.

The Planning and Zoning Commission staff report, locator maps, zoning graphic the previously approve C-P zoning SOI, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. All costs associated with the extension of public infrastructure systems will be borne by the applicant. Depending on construction completion, additional costs may be incurred for maintenance of newly installed infrastructure and increased public safety and service provision (i.e. trash collection). Incurred costs are dependent on subdivision development.

Long-Term Impact: On-going maintenance of public infrastructure and provision of public safety and solid waste services. 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: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
07/14/2013	Annexation and Permanent Zoning to C-P (ord. 21744)

Suggested Council Action

Approve the requested M-N rezoning as recommended by the Planning and Zoning Commission.