



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 3, 2024

Re: 5301 E. St. Charles Road – Rezoning (Case # 140-2024)

Executive Summary

Approval of this request would rezone 2.56-acres of vacant land from R-1 (One-family Dwelling) zoning district, to the R-MF (Multi-family Dwelling) district. The site is located north of St. Charles Road, east of Talon Road and is addressed 5301 E. St. Charles Road.

Discussion

Crockett Engineering (agent) seeks, on behalf of LJ Land Company, LLC (owners), approval to rezone 2.56-acres located at 5301 E. St. Charles Road. The subject site lies on the north side of St. Charles Road immediately east of Talon Road. The site was previously improved with a legally-nonconforming mobile home park which has been decommissioned. The applicants now wish to redevelop the parcel with multi-family units.

The surrounding zoning is a mix of City and County residential, agriculture and commercial zoning districts. E. St. Charles is a major collector roadway per the Columbia Area Transportation Study Organization Major Roadway Plan that is currently planned to converge with the future extension of Stadium Boulevard at the Grace Lane intersection about 500-feet east of the subject site. Both Columbia Imagined and the East Area Plan identify the subject parcel for future commercial uses. The East Area Plan characterizes the Hominy Branch Watershed Study Area which includes the site as having ample access from major roadways, but is lacking in regards to internal roadway networks. The Plan further notes the location of the subject site is near employment centers and its proximity to downtown lends itself to low-level commercial, or high-density residential uses.

On May 9, 2024, the Planning & Zoning Commission held a public hearing on this matter. Staff presented its report and the applicant gave a brief overview of the request noting that the site has limited development capacity due to an overhead power line that bisects the property. Commissioners inquired about the timeline for the connection of the Stadium Boulevard extension into this area. Staff indicated the project is a long-term, unfunded improvement. Commissioners also sought some clarification of the adjacent zoning districts. Following limited additional discussion, a motion was made to approve the request that passed unanimously (6-0).

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



Fiscal Impact

Short-Term Impact: Utility construction costs to be borne by the applicant. Short-term impacts may include additional public utility maintenance (electric/sewer/water), public safety and trash collection services.

Long-Term Impact: Impacts may include increased costs for maintenance of public infrastructure (road/utilities), public safety and solid waste services. Costs may or may not be offset by additional user fees and tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Environmental Management, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the request to rezone the subject parcel from R-1 to R-MF as recommended by the Planning & Zoning Commission.