



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 15, 2025

Re: NW Cor. of Clark Ln. and N Lakewood Dr. - Permanent Zoning (Case #242-2025)

Executive Summary

Approval of this request would establish M-C (Mixed-Use, Corridor) district zoning, subject to annexation, as the permanent City zoning on a 0.89-acre site of land directly northwest of the intersection of Clark Lane and North Lakewood Drive. The site is unaddressed and is presently zoned Boone County R-M (Moderate Density Residential). This request is being considered concurrently, under separate cover, with Case #293-25, a request to annex the 0.89-acre site into the City.

Discussion

Haden and Colbert (agent), on behalf of Omkara LLC (owner), is seeking approval to have 0.89-acres annexed into the City of Columbia and have it assigned M-C zoning as its permanent City zoning. The subject property is located directly northwest of the intersection of Clark Lane and North Lakewood Drive. The property is presently zoned County R-M. The required public hearing on the annexation of this acreage (Case #293-2025) is being concurrently considered on the Council's September 15 agenda.

The requested permanent zoning and related annexation have been precipitated by the applicant's desire to develop commercial uses on the site utilizing the City's zoning provisions in lieu of developing commercially within Boone County for which prior approvals were granted however not finalized in accordance with county zoning provisions. A full description of the Boone County zoning history is described in the Planning and Zoning Commission staff report.

The Comprehensive Plan identifies the subject parcel as being within both the "Neighborhood District" and "Commercial District" land use categories. It appears the majority of the site is located within the "Neighborhood District," which aligns with its current county zoning assignment that existed at the time the Comprehensive Plan was adopted (2013). However, given the site's proximity to the roundabout that is the intersection of 3 minor arterials, one of which has direct access off I-70 staff believes commercial uses are more appropriate.

The requested M-C zoning is considered consistent with the "Commercial District" designation as described within Columbia Imagined, but not as consistent with the "Neighborhood District" designation. The neighborhood district is intended to accommodate a broad mix of residential uses, and supporting, small-scale commercial uses. Whereas, the M-C district only permits multi-family dwellings as residential uses and a wide array of commercial uses such as drive-up facilities, heavy commercial services, and vehicle-



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centric uses such as light vehicle sales, rental, service, and repair, which are not consistent with the neighborhood district designation.

While staff is supportive of commercial uses being permitted upon the subject site, its primary concern with the requested M-C designation is congruity of transitional zoning around this area and the precedent that may be established if the site were rezoned to M-C. M-C zoning is currently contained to sites south of Clark Lane and East St. Charles Road wedged between I-70. Developed lots in the County, north of the roundabout, only allow County Neighborhood Commercial (C-N) uses and have greater opportunities for vehicular access than the subject site given they both have points of ingress/egress on Clark and E. St. Charles which are classified as Minor Arterials. The previously approved, but not effectuated "planned zoning" of the subject site would have permitted C-N uses as well.

Staff believe that commercial uses are appropriate on this site and prefers considering open zoning opportunities rather than encouraging the applicant to pursue a Planned Development district. Commercial zoning would be in alignment with the commercial node concept outlined in Columbia Imagined; however, the requested M-C is more intense than what was considered appropriate by the County within its "planned" designation.

The applicant has noted that the optimal use for the subject site would be a drive-up facility. This use is allowed "by-right" within the M-C with limited "use-specific standards" and is a known substantial traffic generator. Given this understanding, the County's prior zoning actions stipulated that development of such a facility was only permitted following issuance of a CUP which afforded opportunity for more detailed review. If the subject site is zoned to M-C, the opportunity to have that level of oversight would be curtailed. Other notable uses permissible in the requested M-C that were not allowed in the County's "planned" zoning for the site, without a CUP being issued, include light vehicle related uses for service, sales and repairs.

With respect to buffering the subject site from adjacent properties to the north which are zoned R-M zoning, it appears there is an adequate buffered given the existing Lakeview Subdivision common lot. At its closest point to the subject site there appears to be separated from the adjacent development by a 30-foot buffer. If M-C zoning is approved, level 3 buffering may be required for particular uses, which requires a 10-foot wide landscape buffer and an eight-foot tall screening device.

Furthermore, the northern edge of the subject site has substantial vegetation and the final plat of the adjacent subdivision illustrates a 28-foot wide drainage and utility easement on the northernmost portion of the site. Therefore, concerns about disruption to the existing residential areas north of the subject site exist, but are minimal due to the common lot buffer and natural vegetative buffer along the northern portion of the subject site within a platted drainage easement.

The current point of ingress/egress to the subject site is along its northeastern corner and is derived from the county-maintained portion of North Lakewood Drive. The County will



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continue maintenance of this portion of North Lakewood Drive which is classified as a local residential street. Such streets are not generally accommodating to traffic volumes generated by a drive-up facility or other more intense commercial uses. As such, this point of ingress/egress could become a point of conflict especially if used for a drive-up facility as indicated is the optimal use for site by the applicant and may warrant greater scrutiny through the CUP process, which would not be possible if the subject site were rezoned to the M-C district.

The Planning and Zoning Commission considered the permanent zoning of the subject site at its July 24, 2025 meeting. Staff gave its report and the applicant's agent made a presentation as well as was available to answer Commissioner questions. Three members of the public spoke in opposition to the proposal, two spoke in support. Those speaking in opposition noted concerns of traffic generation leaking into a residential area. Those speaking in support noted the site being on an arterial as appropriateness of the request, as well as the buffering from residential uses to the north, and the opportunity of job creation/investment in the City as an advantage for the rezoning.

Following the closure of the public hearing and limited Commissioner discussion, a motion to approve the requested permanent zoning was made which failed by a vote of (3-5).

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 in the Columbia Tribune. On-site signage indicating the site was subject to a public hearing, and written notification to all property owners as well as homeowners associations within 185' and 1000', respectively, were provided 15 days in advance of the Planning Commission's July 24 public hearing.

The Planning and Zoning Commission staff report, locator maps, zoning exhibit, 2004 County Review Plan, County Commission Orders, and meeting minute excerpts are attached for review.

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 associated with sanitary sewer 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.



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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: Economic Development, Tertiary Impact: Infrastructure

Legislative History

Date	Action
9-2-2025	Approved resolution setting a public hearing. (R120-25)
9-21-1992	Connection agreement between City and Boone County Regional Sewer District eliminating the Waters Edge Treatment facility (Ord. 013456)

Suggested Council Action

Deny the requested M-C zoning as the subject site's permanent City zoning, subject to annexation, as recommended by the Planning and Zoning Commission.