



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2022

Re: 4130 & 4150 Lenoir Street - Zoning Map Amendment (Case # 78-2022)

## Executive Summary

Approval will rezone property addressed as 4130 & 4150 Lenoir Street from PD to M-N.

## Discussion

A request by Crockett Engineering Consultants (agent), on behalf of LOCALE23 LLC (owner), to rezone a 17.9-acre parcel located southeast of the intersection of Lenoir Street and East Sugar Grove from PD (Planned Development) to M-N (Mixed-use Neighborhood). The property was previously improved with the Sunset and Ed's Mobile Home Parks and is now vacant. The subject site is comprised of two properties addressed as 4130 & 4150 Lenoir Street.

The site was annexed into the City in 2007 and assigned C-P zoning with uses consistent with C-1 zoning (now M-N). The Statement of Intent (SOI, attached) was modified in 2015 to increase the potential building floor area and add a hospital as a potential use. A development plan was never approved for the site. The subject site is shown as being located in the future land use category designated 'Commercial' of both the Columbia Imagined Comprehensive Plan and the East Area Plan. The requested rezoning is consistent with this future land use designation and the uses currently permitted on the site.

This property is presently within the Urban Service Area as presented in the Columbia Imagined Comprehensive Plan. Costs for utility extension/expansion would be the responsibility of the developer.

The Planning and Zoning Commission considered this request at their February 24, 2022 meeting. Staff presented its report and the applicant was available for questions. Commissioners inquired about the purpose of the M-N district and its differences with the M-C district. The Commission noted that rezoning from PD to a straight zoning district is appropriate given the additional regulations of the UDC that were not available when the property was zoned PD. No member of the public spoke during the public hearing.

There was no additional discussion and a motion was made to approve the rezoning that passed (8-0).

The Planning Commission staff report, locator maps, surrounding zoning graphic, East Area Plan, 2015 zoning ordinance, 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
7/21/15	Approved revision to C-P statement of Intent. (Ord. 22508)
8/22/07	Approved annexation and permanent C-P zoning; authorized an agreement with Whirlwind Properties, LLC (Ord. 19602)

## Suggested Council Action

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