



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2025

Re: 5320 Clark Lane – Preliminary Plat (Case #155-2025)

Executive Summary

Approval of this request would result in the creation of a 7-lot preliminary plat containing 9.18-acres that would be known as “*Armstrong Subdivision, Plat No. 1*”. This request is being considered concurrently with a request to rezone Lot 4 of the preliminary plat from M-N (Mixed Use - Neighborhood) to M-C (Mixed Use - Corridor). The concurrent rezoning appears under separate cover as Case # 154-2025 and is scheduled for second reading on the Council's June 16 agenda.

Discussion

Crockett Engineering (agent), on behalf of Donna Jean Armstrong 2016 Unitrust (owner), is seeking approval of a 7-lot Preliminary Plat of M-N (Mixed Use - Neighborhood) zoned property, to be known as “*Armstrong Subdivision, Plat No. 1*”. This request is being reviewed concurrently with Case # 154-2025, which seeks to rezoning Lot 4 of the preliminary plat (the southern 2.56-acres) to M-C (Mixed-Use Corridor). The action taken on the rezoning does not affect the recommendation given regarding this subdivision request. The approximately 9.18-acre subject site is located west of St Charles Road and south of Clark Lane and includes the address 5320 Clark Lane.

Currently, the site is comprised of two undeveloped lots. The acreage is located between a PD (Planned Development) zoned property developed with multi-family apartments to the west and a commercial development on M-C zoned property to the east. The proposed preliminary plat, if approved, would create 7 developable lots and a new public street, to be known as Tarkio Street which provides UDC required street frontage and access to each lot. The newly created Tarkio Street terminates in a cul-de-sac at the southern end of the street. This street is being proposed with a 60-foot-wide right-of-way and 30 feet of pavement.

Tarkio Street will be accessed from Clark Lane which is classified as a minor arterial. Tarkio Street will be classified as a local nonresidential street. A traffic impact study was submitted with this request which has been reviewed by the City's Traffic Engineer. The study recommended limiting access to Tarkio Street from Clark Lane to a three-quarters access (left in, right-in/right-out) given the predicted traffic impacts from its future usage and the fact that two existing full access intersections were located within 500 feet of either site of the proposed intersection.

To ensure that future development within the proposed subdivision has access to the existing eastern “full” access point, a 28-foot-wide access easement has been shown and will be dedicated in the future between proposed lots 6 and 7.



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All necessary right-of-way and utility easements to ensure full compliance with the UDC have been shown on the proposed plat. Clark Lane does not require additional right-of-way dedication to meet its major roadway plan designation or minimum half-width requirements. The dedication of required right-of-way and easements will occur as part of the future final plat of the site.

The overall 9.18-acres has an area of identified climax forest located primarily on the proposed Lot 3 which contains an area of approximately 25,500 feet. The applicant will be required to preserve 25 percent of this total area as a part of any future development of the overall 7-lot subdivision.

The Planning & Zoning Commission held a hearing, on this matter at its May 8, 2025 meeting concurrently with the proposed rezoning (Case # 154-2025) of the acreage shown within Lot 4. Staff presented its report and the applicant provide an overview of request. One public comment was made during the hearing; a resident in The Links expressed concerned on the height difference between potential developments on the subject acreage, specifically Lot 4, relative to the residential dwellings to the west. Following limited Commission discussion, a motion was made to approve the request that passed (7-1).

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

Fiscal Impact

Short-Term Impact: Limited. Any modifications to public infrastructure serving the property would be at the expense of the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
06/02/2025	Rezoning southern 2.65-acres of subdivision from M-N to M-C. (B122-25)

Suggested Council Action

Approve the "Armstrong Subdivision, Plat No. 1" preliminary plat, as recommended by the Planning and Zoning Commission.