

OWNER: MBK Investments

5105 S Providence Rd, Columbia

LEGAL DESCRIPTION: SW ¼ of S36-T48N-R13W

TRACT SIZE: 3.47 acres

TAX PARCEL: 16-919-36-00-007.00 01

CURRENT ZONING: Pending M-LP (Planned Light Industrial)

ADJACENT ZONING: North – Columbia R-MF

East – R-S

West – Columbia R-MF

South – R-S and C-GP

LOCATION: this site borders the city limits of Columbia, 400 feet north of the Providence Road-Route K intersection with Highway 163.

CURRENT LAND USE: There is a single-family dwelling and barn on the property.

SUMMARY OF REQUEST: the applicant has submitted a final development plan for planned light industrial activities. The applicants have also submitted a subdivision plat which is on this month's agenda.

PROPERTY ANALYSIS: The original zoning for this property is R-M. The property was used as a Mobile Home Park as recently as 2019. In December 2020, the applicants requested a variance from the Board of Adjustment (BOA) from the stream buffer regulations to place one of the storage buildings within the outer stream buffer zone, that request was denied. The applicants also requested a variance from the subdivision regulations for the 3:1 depth to width ratio; that variance was approved. In October 2021, the applicants requested a variance from BOA from the required 25-foot perimeter setback in a Light-Industrial planned development in order to place one of the storage buildings 10-feet from the south property line; that variance was approved. The applicants submitted a rezoning request and review plan in December 2021, both of which were approved by the County Commission on Commission Order 531-2021.

COMPREHENSIVE PLAN: The Master Plan designates this area as being suitable for residential land use.

NOTIFICATION: NO NOTICE REQUIRED.

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

December Session of the October Adjourned

Term. 20 21

County of Boone

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In the County Commission of said county, on the 28th day of December 20 21

the following, among other proceedings, were had, viz:

Now on this day, the County Commission of the County of Boone does approve the request by MBK Investments to rezone from R-M (Moderate Density Residential) to M-LP (Planned Light Industrial) located at 5105 S. Providence Road, Columbia.

AND

Now on this day, the Boone County Commission does approve the request by MBK Investments to approve a review plan for Rock Bridge Business Park on 3.39 acres located at 5105 S Providence Rd, Columbia.

Done this 28th day of December 2021.

ATTEST:

Brianna L. Lennon
Brianna L. Lennon
Clerk of the County Commission

Daniel K. Atwill

Daniel K. Atwill
Presiding Commissioner

Justin Aldred

Justin Aldred
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner