

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 18, 2019

SUMMARY

A request by A Civil Group (agent) on behalf of Bedrock Enterprises, LLC (applicant) to revise the Spring Creek Phase II PD Plan. The proposed revision would add a deck to the west end of the building that extends 8 feet out, and runs entire length of the west wall. The applicant intends to use both levels of the building to house a bar and restaurant with a brewery.

(Case # 158-2019)

DISCUSSION

The applicant is seeking a major amendment to the existing Spring Creek Phase II PD Plan to add a 2000 square foot deck to the west end of the existing building, and to permit a bar or nightclub to be included in the Statement of Intent (SOI) governing uses on the property. These changes are being sought to accommodate a prospective tenant, Broadway Brewery. The property was annexed into the City as part of a larger tract in 1998, zoned C-P, and permitted to be improved with all uses within the C-1 district with the addition of service stations. At the time of approval, bars/nightclubs were not a permitted use within the C-1 district and as such were not permitted on the subject site. Given the nature of the requested changes in use and site design a major amendment to the planned district is required.

While bars and nightclubs were excluded uses in the C-1 district, restaurants and alcohol sales were permitted at the time the PD plan and SOI were approved. The latest amendment to the SOI (January 2019) changed the permitted uses allowed within the development to include all uses allowed in the M-N district.

The proposed brewery function is would be considered an "Artisan Industry" which is a permitted use within the M-N district and current SOI, but bars/nightclubs are still a conditional use, and are not permitted by the governing SOI. The applicant's business model includes a restaurant which could include alcohol sales; however, the space dedicated to the restaurant function is subordinate to the bar/brewery functions. Approval of the SOI amendment to include bars/nightclubs would address the applicant's needs. The overall business model would operate as a typical restaurant, bar, and brewery.

The proposed brewery would be located in the west end of the building, adjacent to the open space and park to the northwest. The elevated deck is located on the northwest corner of the building overlooking this open space and an existing tree preservation area noted on the PD plan. This preserve will act as vegetative buffer between the proposed use

and other nearby functions. Any noise generated by the outdoor functions of the business will be effectively mitigated by distance and by the buffer.

Given the nature of the prospective use, its location away from conflicting contextual uses as well as the existence of the buffer and tree preservation areas, staff supports the proposed revision to the PD plan and SOI.

The proposal has been reviewed by staff, and meets all applicable City zoning standards.

RECOMMENDATION

Approval of the revised "Spring Creek Phase II PD Plan," dated April 2019 and the revised statement of intent.

ATTACHMENTS

- Locator maps
- Revised Statement of Intent
- Spring Creek Phase II PD Plan, dated July 8, 2019

HISTORY

Annexation date	1998
Zoning District	PD (Planned District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Lot 601, Spring Creek Plat 6

SITE CHARACTERISTICS

Area (acres)	4.88 acres
Topography	Slopes generally north toward creek, flat near where stem enters the larger portion of the property
Vegetation/Landscaping	Turf where disturbed, wooded at northern end of lot
Watershed/Drainage	Hinkson Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric Cooperative

ACCESS

Vawter School Road	
Location	Southern edge of property
Major Roadway Plan	Major Arterial (Improved & City-maintained) 53 ft ½ width ROW
CIP projects	N/A
Sidewalk	Stem encumbered with entry drive

PARKS & RECREATION

Neighborhood Parks	Adjacent at north end with MKT Scott Boulevard Access, Jay Dix Station
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner