



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 5, 2021

Re: Broadway Bluffs Planned Development (PD), Lot 2 - Major PD Amendment (Case #77-2021)

Executive Summary

Approval will amend the statement of intent (SOI) for Lot 2 of the Broadway Bluffs Planned Development (PD).

Discussion

Crockett Engineering Consultants (agent), on behalf of Broadway Bluffs 2012, LLC (owner), is seeking approval of a revision to the approved Statement of Intent (SOI) governing the uses allowed on Lot 2 of the Broadway Bluffs Planned Development (PD). The requested amendment would expand the uses allowed on Lot 2 of the development **only** which is improved with a commercial building currently occupied by Starbuck's Coffee and a vacant tenant space. The building is consistent with the 2006 approved PD Plan and **no revisions** are requested to the PD plan at this time.

Broadway Bluffs was annexed into the City in 1955, and was rezoned from O-1 (Office) to C-P (Planned Business District; now PD) in 2005. The adopted PD SOI permitted all uses within the C-3 district (generally analogous with the M-C (Mixed Use- Corridor District)) with some more intensive uses excluded (see attached Planning and Zoning Commission Staff report). The requested SOI revision proposes to add "medical marijuana dispensary" and "artisan industry" as permitted uses upon the Lot 2. These uses were not contained in the zoning ordinance effective in 2005 when the planned zoning of the property was approved. The proposed amendment would also result in the previously approved uses listed in the SOI being brought into alignment with how they are defined and administered by the current UDC.

When evaluating the additional uses requested to be added to the SOI, staff determined that the site's PD zoning both presently and as proposed is consistent with the uses allowed in the M-C zone. The revised SOI does not proposed to add any previously excluded uses and both "Artisan Industry" and "Medical Marijuana Dispensaries" are permitted in the M-C district. Future use of the side for a medical marijuana dispensary would be subject to the use-specific standards of Section 29-3.3(qq) of the UDC which address locational and operational aspects of the use. Additionally, the use of the site for a dispensary is subject to issuance of a State license.

Furthermore, the existing uses in the Broadway Bluffs subdivision, as approved and on-site, are commercial at a similar scale and intensity. The proposed uses in the SOI amendment are also believed to fit into the surrounding land use pattern. The development in the area is generally commercial on the north side of Broadway and the site is designated as being within a "Commercial District" on the future land use map of Columbia Imagined.



For medical marijuana patients, the site is near Boone Hospital as well as the E. Broadway and Keene Street corridor which are highly developed with medical offices of all types. The area is accessible by the "green" Go COMO bus route, and the site has quick vehicle access to and from downtown along Broadway and to the Highway 63 and I-70 corridors.

The Planning and Zoning Commission considered this request at their March 4, 2021 meeting. Staff presented its report and responded to a question regarding the possible impact of use-specific standards applicable to the artisan industry use given none current exist. The applicant was encouraged to participate as a stakeholder in any future code amendment discussions. No member of the public spoke during the public meeting. The Commission made a motion to approve the PD SOI amendment which passed (8-0).

The Planning Commission staff report, locator maps, Revised Statement of Intent, revised *Broadway Bluffs Subdivision C-P Plan* (Oct. 2006), PD Zoning Ordinance (2005), 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: 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
10/27/06	Minor revision Broadway Bluffs Subdivision Lot 2 C-P Plan
7/3/06	Approved Broadway Bluffs Subdivision Lot 2 C-P Plan (Ord. 019100)
5/6/05	Approved rezoning to C-P (Ord. 018504)

Suggested Council Action

Approve the major amendment to the Broadway Bluffs Planned Development Statement of Intent for Lot 2 as recommended by the Planning and Zoning Commission.