



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: 504 Fay Street – Conditional Use Permit (Case #274-2021)

Executive Summary

Approval of this request will authorize issuance of a conditional use permit (CUP) allowing Logboat Brewery to expand the existing tasting room/bar as part of a proposed expansion of the brewery facilities on property addressed as 504 Fay Street.

Discussion

Crockett Engineering (agent), on behalf of the property owners, seeks approval of a conditional use permit (CUP) to allow the operation of a bar in the IG (Industrial) Zoning District. This use was permitted in the M-1 district prior to the adoption of the UDC and is now only allowed following approval of a CUP. The CUP request is desired to permit legal expansion of the existing Logboat tasting room/bar to approximately 7,550 square feet (from 4,600 square feet inclusive of patio) as part of a planned brewery facilities expansion. A request for rezoning and approval of a final plat were recently heard under Council Bills B299-2021 and B300-2021, respectively.

The existing Logboat Brewery facility contains approximately 4,600 square feet of production space, 1,500 square feet of office space, 2,200 square feet of warehouse space, and 4,600 square feet of bar and outdoor patio space. A 12,000 square foot expansion of the production and warehouse area is also planned. The proposed, expanded bar/patio conditional use and other planned improvements will bring the existing as well as expanded areas into compliance with the current Unified Development Code minimum parking requirements (62 vehicle spaces plus eight bicycle spaces).

Based upon current UDC standards, a total of 38 parking stalls are required to support the existing facility. Only 17 parking stalls are currently provided on-site which is a contributor to the parking issues in the immediate area. The applicant proposes an off-site parking facility to accommodate required parking for the existing facility and proposed expansion totaling 45 additional parking stalls. Staff notes that the applicant is in discussion with the Utilities Department regarding a right-of-use permit to utilize a portion of the COLT Railroad right-of-way to accommodate an additional row of parking on the off-site parking lot to the west of the subject site.

Staff proposed five conditions to manage other impacts associated with the site's redevelopment, off-site parking, and traffic circulation. A full discussion of the parking analysis, appropriateness of the proposed use, and CUP conditions is presented within the Planning & Zoning Commission staff report.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this request at their September 23, 2021 meeting. Staff presented its report. The Commission raised concerns with the College Avenue setback, landscaping, and building fenestration. Staff responded that the [Community Development] Director is authorized to make a determination regarding front and rear yards for through lots (that is, lots having a street frontage on both front and rear sides). Staff provided guidance regarding the existing UDC requirements for fenestration and landscaping.

The applicant gave a presentation detailing proposed expansion plans. Following discussion with the applicant, two conditions were added to the five amended conditions proposed within the staff report relating to fenestration and landscaping (attached). The Commission voted 7-0 to recommend approval of the conditional use permit subject to the seven conditions.

One letter of support was received for this request and no other member of the public spoke on this request during the public hearing.

The Planning Commission staff report, locator maps, conditional use exhibit, amended conditions of approval, meeting excerpts, and public correspondence 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: Secondary, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Economic Development



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
10/04/21	Approved rezoning of 504 Fay Street to IG (B299-21)
10/04/21	Approved the Final Plat known as Central Addition Plat No. 2-A (B300-21)

Suggested Council Action

Approve the issuance of a conditional use permit to allow expansion of the existing tasting room/bar subject to the seven conditions, as recommended by the Planning and Zoning Commission.