



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 18, 2019

Re: River Region Credit Union - W. Broadway PD Plan - Major Amendment (Case #40-2019)

Executive Summary

Approval will result in amending the existing PD plan for River Region Credit Union – West Broadway to allow a site layout revision and adoption of an updated Statement of Intent to comply with the provisions of the Unified Development Code.

Discussion

Crockett Engineering Consultants (agent) on behalf of River Region Credit Union (owner) is seeking approval of a major amendment to the *River Region Credit Union - West Broadway PD plan* to revise the site plan layout. The 1.2-acre property is located at the southwest corner of Broadway and Fairview Road, and addressed as 11 S. Fairview Road.

The property is currently governed by a PD plan for a similar banking facility that was approved in 2015. The applicant is seeking to revise the site plan with a new layout, which includes a reoriented building and parking and a relocated sign and drive-through. As a major amendment, the site now complies with new UDC standards. A new Statement of Intent, which is substantially the same as the previous SOI, was submitted to comply with new SOI standards in the UDC.

The Planning and Zoning Commission considered the amended site plan (processed like a rezoning action) for the subject property at their January 24, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public hearing. Following limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the PD Plan amendment.

The Planning Commission staff report, locator maps, *River Region Credit Union – West Broadway PD Development Plan*, revised SOI, existing O-P plan and SOI, and meeting minutes 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



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Infrastructure

Legislative History

Date	Action
10/19/2015	Approved <i>River Region Credit Union – West Broadway O-P Plan</i> (Ord. #22611)
1/2/2001	Approved amendment to O-P plan (Ord #16719)
2/6/1995	Approved <i>Broadway Farms Business Park O-P plan</i> (Ord. #14365)
10/2/1989	Approved rezoning to O-P (Ord #12369)

Suggested Council Action

Approve the requested major amendment to the *River Region Credit Union - West Broadway PD plan* and the associated statement of intent as recommended by the Planning and Zoning Commission.