



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 21, 2021

Re: Unified Development Code Text Amendment – Artisan Industry (Case #136-2021, #A2)

Executive Summary

Approval will amend the UDC by revising the definition of 'Artisan Industry' by creating two distinct classes of the use in Section 29-1.11, amend Section 29-3.2, Table 29-3.1 (Permitted Use Table) to identify where the use is allowed "by-right" and "conditionally", and establish use-specific standards in Section 29-3.3 intended to ensure that such use is compatible with surrounding development. This amendment has been proposed to provide added regulatory clarity to when, where, and to what extent the existing use should be allowed throughout the City as well as to fulfill objectives identified by the Loop CID in fostering the creation of "maker-spaces" along the Business Loop 70 corridor.

Discussion

Smart Growth America (SGA) and the Loop CID partnered on a project designed to help communities make strategic land use decisions that will enhance small-scale manufacturing and improve economic revitalization. The project included a variety of virtual meetings and a site visit in which the SGA team visited Columbia in 2019 to meet with local business and community leaders, City staff, developers, property owners, and more for the purpose of providing a set of steps to bring more small-scale manufacturing business to The Loop. The SGA report detailing their recommendations are attached.

Staff reviewed these recommendations and tailored them to be appropriate for a City-wide text amendment. Staff researched several other case studies from around the country and found them helpful in understanding the scale, impacts, and progression of artisan manufacturing. Currently, Artisan Industry is permitted in M-N, M-C, M-DT, M-BP, and IG but carries no use-specific standards.

The intent of the Artisan Industry use is to allow less intensive cottage-type production uses; as this use is permitted in the M-N zone, standards are desired that permit an operational scale and intensity that fits the neighborhood-commercial level as this use may include manufacturing, storage/warehousing, production and shipping.

The Planning Commission reviewed multiple drafts of the proposed text amendment during four work sessions (minutes attached) prior to the public hearing. Discussions at the February work sessions centered on the scale of operation over the tools involved in production. Discussion at the March work session focused on the restrictions for more intense Artisan Industries and the need for clear guidance on what criteria the Commission would review as part of a request for a Conditional Use Permit.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

This amendment revises the definition of 'Artisan Industry' to more broadly support small-scale artisans and craftpersons by removing the restriction that currently limits the use to minimal automation and handtools. As such, two sub-definitions are proposed as a way of creating distinction between minimally intensive activities, defined as Class 1, and more intensive activities, defined as Class 2. These activities are further subject to use-specific standards that place restrictions on size, location, loading docks, screening, and outdoor storage.

This proposed text amendment was published on the City website on April 1, 2021 and stakeholder comments were solicited. Stakeholders notified included, but were not limited to, the Chamber of Commerce, Community Improvement Districts (CIDs), Neighborhood Associations, places of worship, existing business operators, REDI, and local developers. Approximately 2,779 individuals, businesses, and organizations were included on the listserv soliciting input on the proposed regulations.

The Planning and Zoning Commission considered this request at their May 20, 2021 meeting. Staff presented its report. The executive director of The Loop CID, Dr. Gartner, spoke in favor of the amendment. Following limited discussion, a motion to approve the zoning text amendment passed (8-0).

The Planning and Zoning Commission staff report, proposed text amendment #A2, Smart Growth America report, Commission work session minutes, and public hearing meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None
Long-Term Impact: None

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve UDC text amendment A2 as recommended by the Planning and Zoning Commission.