

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
September 18, 2025

Case Number 288-2025

A request by Engineering Surveys & Services (agent), on behalf of The Bank of Missouri (owner), seeking approval of a conditional use permit (CUP) to allow a drive-up facility at the Southeast corner of Nifong Boulevard and Bethel Street, subject to the use-specific, and conditional use standards of Section 29-3.3(jj) and Section 29-6.4(m)(2) of the Unified Development Code, respectively. The 2.31-acre property is located at 310 Nifong Boulevard.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested conditional use permit for the proposed banking center drive-thru facility.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the general public would like to speak, please come forward. State your name and address for the record. We allow six minutes for the applicant and groups and three minutes for individuals. Start when you're ready.

MR. KRIETE: Thank you. My name is Matthew Kriete; I'm with Engineering Surveys and Services, offices at 1113 Fay Street, again, a civil engineer on the project. There it goes. Okay. So again as we mentioned, we're looking at a conditional use permit for the drive-through on the bank. So I want to address the requirements and conditions of approval here. So first off, again, we have adequate infrastructure around the site. I've highlighted there in green the sewer, blue the water, red electric, so you can see we've got utilities around there, as well, sitting at the corner of Nifong and Bethel with our access off of an existing private road. Initially, kind of looking at the site, laid on -- on the -- our property laid on this site, you can see the drive-through positioned away from the street frontage from Bethel and Nifong and away from the residential areas, and I've highlighted then that private drive we're referring to, as well. And again from point of access, we've got signals at both Bethel and Nifong and another way on Nifong, as well. We also, from an access standpoint, just a little more specifics about it. We've mentioned the right-in/right-out. You now see also the island and median that prevents any left turns in and out of that driveway, as well as the full access onto Bethel. And currently under construction is a connection that will connect that private drive across all the way to the roundabout, so there will be access all the way out to the other signal, so great access into this property. In terms of circulation,

again, as mentioned, the drive-through does have its own separate lane, does have adequate site -- a stacking distance. The parking itself has two points of access, so, you know, anything ever were to back up, there's another point in and out. But I've drawn arrows just showing how the circulation works. You can see the right-in/right-out from Nifong with a little access come in from Bethel. And again, the circulation pattern that will allow them to go out east all the way to the roundabout, and then to Nova Way and over to Shakespeare's if they wanted to from there without getting back on Nifong. Oh, I went the wrong way. Okay. There we go. So also in terms of circulation, this also well accommodates pedestrians and bicycles, so I've highlighted in gray. There's the existing pedway and sidewalks on Bethel and Nifong. There will be a sidewalk also added to the private drive, so you've got circulation in, kind of a -- the entry -- main entry points is going to be on the south side of the building, but you've got access from that sidewalk into -- into the building. And we also have some sidewalk connection from Nifong directly into the building, as well, and this will allow, you know, good circulations from, you know, all -- you know, all modes of transportation. Again, this was -- there was a traffic study done on this. As of right now, with this bank, you know, we're talking about peak hour generation, about 270 vehicles. The whole traffic study had anticipated nearly 1,200 vehicles, so we're well under the anticipated. I did want to highlight, you know, in that study, there was a pharmacy assumed at this corner. This bank replaces that, pretty similar traffic generation, maybe a tad bit more overall. Again, this -- the drive-through is well positioned, so it's, you know, directing any speakers away from the residential. That -- you know, lighting will comply. We'll comply to all the other UDC standards, you know, as mentioned in the discussion. In terms of the surrounding conditions, this is nothing unusual for the area. I've highlighted here all of the different businesses that have drive-throughs along this corridor. And you can see Central Bank all the way to the left side of the picture, Walgreen's Pharmacy, Hawthorn Bank, you know, coming all the way across to the other banks, Seven Brew, Scooter's, you know, there's multiple drive-throughs along the area, pretty consistent to that character of it, and, you know, being an arterial corridor. And even for the Comprehensive Plan, we're conforming with that. Ultimately, this is an infill site, you know. We're not going and reaching outside and sprawling. We've got -- we've got all the existing infrastructure needed to develop this site. You don't need new services for that. It's -- you know, there's no environmental concerns, there's no trees, sensitive areas we need to be concerned about. It's a walkable area, it's bikeable. Again, we've got this frontage on a pedway, and we're going to have the street trees, as well, again to help them encourage the pedestrian use along the area. You know, again, in summary, it's kind of hitting the same -- same items that the City had, you know. We've got the adequate infrastructure, good circulation, safe access. The drive-through is separated from the rest of the parking, and we positioned the drive-through such that it's, you know, not going to be an adverse impact to the neighbors. Not impacting the residential, R-1, R-2 districts, you know, and, you know, conforming the character of the area, and really no negative impacts to the circulation of the traffic on Nifong, Bethel, and, you know, all the stacking is going to be off the main streets here, so with that, I would be happy to answer any questions you may have.

MS. GEUEA JONES: Thank you. Are there any questions of this speaker? Seeing none. Thank you very much for being here.

MR. KRIETE: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward. Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments on this case. Commissioner -- Commissioner Stanton?

MR. STANTON: If my colleagues have no further questions or comments, I would entertain a motion, Madam Chair.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 288-2025, 310 West Nifong Boulevard, conditional use permit, I move to approve the requested CUP for a banking center drive-through facility in the M-N zoning district.

DR. GRAY: Second.

MS. GEUEA JONES: Thank you. Motion made by Commissioner Stanton, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call?

MR. BRODSKY: Yes, you may.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Geuea Jones, Dr. Gray, Mr. Stanton, Ms. Stockton, Mr. Brodsky. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Our next case for the evening: