



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 16, 2026

Re: Lake Broadway PD Plan – PD Plan/Preliminary Plat and site-specific Statement of Intent (Case # 68-2026)

Impacted Ward: Ward 1

Executive Summary

This request seeks approval of a PD plan, serving as a preliminary plat, and a site-specific Statement of Intent (SOI) on 2.27-acres of PD (Planned Development) zoned land, formerly shown on the approved 2003 Lake Broadway C-P Plan. The proposed new PD Plan/Preliminary Plat is to be known as, "Lake Broadway PD Plan" and is located directly southeast of the intersection of Gary Street and Pershing Road. The PD plan proposes development of 13 dwelling units in "townhouse" style and an additional 2,000 square foot office structure.

Discussion

Crockett Engineering Consultants (agent), on behalf of Lake Broadway Townhomes, LLC, and 2101 Burlington Street, LLC (owners), request approval of a site-specific PD plan and a site-specific Statement of Intent (SOI) to be known as "Lake Broadway PD Plan." The 2.27-acre subject site is located directly southeast of the intersection of Gary Street and Pershing Road and is currently zoned PD (Planned Development). The proposed SOI and PD Plan would establish development parameters for the parcel which would permit construction of 13 dwelling units developed in "townhouse" style and an additional 2,000 square foot office building.

The development plan for this site would also serve as a preliminary plat and yield a density of ~9.85 units/acre on the lot intended for residential development. The subject property is currently part of the Lake Broadway C-P Plan, approved in 2003, which allows many O-1 and C-1 uses pre-2017 Unified Development Code (UDC) which was adopted in March 2017. Only one of the two lots (4A-2) on this subject site has been developed in accordance with the approved 2003 PD plan while the other lot (4A-1) is presently vacant.

The proposed plan places the 13 dwelling units on the northwestern lot of the site (4A-1A), while the new 2,000 square foot office building will be on the southeastern lot of the site (4A-2A) in its northeastern corner. To accommodate the PD Plan, a new final plat of the property to adjust lot lines will be necessary. Approval of the PD plan, would trigger a private water main extension so the existing private line serving the existing office on lot 4A-2A is not crossing a property line. Plans for the water main extension will need to be reviewed and approved prior to introduction of a final plat for City Council's consideration.

A sewer main extension is also required to serve the proposed dwelling units on Lot 4A-1A. Similar to the water main extension, plans for new sewer must be approved prior to a final

plat being considered by City Council. The future final plat will dedicate all necessary easements to facilitate the sewer extension. A 16-foot electric easement must also be dedicated along the southern portion of the site over an existing underground line from Pershing and will be shown on the future final plat. Stormwater management plans were approved previously with the Lake Broadway C-P Plan. Given the proposed development does not exceed previously approved impervious coverage, no new stormwater facilities are required.

The proposed PD plan illustrates 2 new points of ingress/egress onto Gary Street, and a relocation of the proposed ingress/egress onto Pershing Road. The previously illustrated parking lot shown on the 2003 CP Plan is no longer interconnected. Parking to support the office uses to the southeast and the residential use to the northwest are separated by 11 of the 13 proposed dwelling units. The points of ingress/egress to each of the site's uses are also discrete in order to avoid residential traffic from utilizing the drive aisles and parking allocated to office tenants and patrons.

All proposed dwelling units are two stories and contain 3 bedrooms each. For multi-family dwellings with 3 bedrooms, 2.5 parking spaces must be provided per dwelling unit, and 1 guest parking space for every 5 dwelling units must be provided. Since there are 13 units, 3 guest parking spaces would be necessary, resulting in 36 total required parking spaces, and 36 are provided. The office addition is to be 2,000 square feet and requires 1 parking space for every 300 square feet of use. Inclusive of the existing office structure, 28 total parking spaces are required, and 34 are being provided, of which 30 already exist.

The proposed revisions to the SOI for this site introduce multi-family residential as a new use, and have retained office uses from the 2003 SOI. These are the only two proposed uses on the site. The dwelling units are to be constructed in 'townhouse' style but are not defined as single-family attached dwellings since the units are not on individual lots. Therefore, the use is defined as multi-family per the UDC and site features must accommodate the use as if it were multi-family.

The revised SOI proposes some changes to the approved 2003 SOI and provides increased clarity for other items. Setbacks would be established as 25-feet in the front yard, 25-feet for any yard adjacent to a public street which is consistent with the existing corner side yard setback in a residential district. Setbacks for the non-street side and rear yard would be established at 0 feet. These proposed setbacks deviate from the previous SOI, which stated all structures must be setback at least 10.5-feet from adjacent property lines and 28-feet from right-of-way. Staff does not believe this proposed revision would have adverse effects on the adjacent development given the proposed PD plan illustrates the dwellings being around 13-feet setback from the rear and non-corner side yards and at least 60 feet away from any existing or proposed structure. It is important to note that structures must be sited as illustrated on the PD Plan if approved and pursued. Deviations from the approved plan may result in a new public hearing being triggered.

The revised SOI also proposes a reduction in the minimum landscaping on the site from 30% to 15%. 15% is the UDC minimum for new development per Sec. 29-4.4(c)(2)(ii); therefore, is

viewed as an appropriate reduction. The SOI also established a maximum structure height of 30-feet, which is consistent with the previously adopted SOI.

Two design exceptions, both related to Sec. 29-4.4 [Screening & Buffering] of the UDC are being sought. The first exception would be for property edge buffering from the lot containing the 13 dwelling units to the lot with the existing and proposed office buildings. Per the transitional screening and buffering table (Table 4.4-4) of the UDC, Level 3 screening and buffering would be required at the property line between the two lots and uses. This would require a 10-foot landscaping buffer and an 8-foot screening device. In lieu of providing Level 3 screening at this property edge, staff recommended that a 6-foot fence be placed at the edge of the illustrated patios to provide privacy for future residents from the adjacent parking lot and office buildings. The Planning and Zoning Commission voted 5-3 in favor of this substitution to a Level 3 buffer.

The second exception is also related to Table 4.4-4, and is for the office addition. This addition is considered a commercial development and would be adjacent to a multifamily zoning district. These circumstances also require Level 3 screening and buffering. The property to the east of the office addition is zoned PUD for condominium development; however, there are environmental features (floodplain, vegetation) along or near this property line that serve as adequate buffering currently. The installation of a screening device is unlikely to enhance or degrade the sites' interactions materially. The Commission voted to approve this design exception unanimously.

Landscape screening is being provided for the northwestern most dwelling units so as to ensure their patios are not exposed entirely from the intersection of public streets, although not regulatorily required. A portion of the site south of the point of ingress/egress from Pershing Road will be paved to accommodate a dumpster. The dumpster must be screened and may not be placed within setbacks. The plan illustrates the dumpster being buffered by landscaping features along Pershing Road, and will also require a physical screening device. Additional landscaping will occur along the northern edge of the ingress/egress from Pershing Road and along the western and eastern edges of the point of ingress/egress from Gary Street.

The Planning & Zoning Commission considered this request at their February 19, 2026 meeting. Staff presented its report, and recommended 6-foot screening devices be installed at the end of the residential patios facing the commercial development as a condition of approval. The Commission asked why the site had not been developed in accordance with the existing C-P plan at this point. Thereafter, the public hearing was opened. The applicant provided commentary on the request.

Members of the public then spoke in regards to the request. Concerns raised included adequacy of existing stormwater plans, traffic on Pershing, residents of the future residential dwellings utilizing the parking lot for the office use, light pollution, and adequacy of buffering of the uses.

Following the closing of the public hearing, the Commissioners posed some additional questions to staff with respect to the suggested screening devices for the residential patios,

and requested clarification of the City's stormwater regulations. The public hearing was then reopened to discuss whether the applicant would accept staff's recommended condition for approval. The applicant noted he would accept this condition should the Commission desire it be included, but wanted the Commission to take a vote on whether or not they would adopt staff's recommendation prior to their recommendation on the overall request.

The Commission then moved to vote for the condition of a six-foot screening fence at the rear of the patios of dwelling units facing the commercial parking lot to the east be included in their recommendation. This motion carried by a 5-3 vote. A second motion was then made to vote for approval of the Development Plan, serving as a preliminary plat, and revised statement of intent, subject to the addition of a note on the plan stating that installation of a six-foot screening fence on the rear of patios for the dwelling units facing the commercial parking lot to the east in lieu of providing Level 3 screening and buffering at the property edge. This motion was carried unanimously by an 8-0 vote. The PD plan has been revised to address the Commission's approval condition and location of screening devices are illustrated on the PD plan.

The Planning and Zoning Commission staff report, locator maps, PD development plan, Statement of Intent, 2003 Lake Broadway CP Plan and SOI, meeting minute excerpts, and public correspondence are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive and Equitable Community, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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



701 East Broadway, Columbia, Missouri 65201

Legislative History

| Date | Action |
|------------|--|
| 10/06/2003 | Approved Lake Broadway C-P Plan (Ord. 17857) |

Suggested Council Action

Approve the proposed PD Development Plan serving as a preliminary plat to be known as "Lake Broadway PD Plan" inclusive of the design exceptions, and a "site-specific" Statement of Intent as recommended by the Planning and Zoning Commission.