

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 19, 2026**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Lake Broadway Townhomes, LLC, and 2101 Burlington Street, LLC (owners), for approval of a site-specific PD plan & new 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 District). The proposed SOI and PD Plan would establish a development plan for the parcel, inclusive of 13 dwelling units developed in townhouse style and an additional office building.

DISCUSSION

The applicants are seeking approval of a development plan and modified Statement of Intent applicable to the 2.27-acre subject parcel, located directly southeast of the intersection of Gary Street and Pershing Road. 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 from the Zoning Code prior to Unified Development Code (UDC) adoption in 2017. Only one of the two lots (4A-2) on this subject site has been developed in accordance to the approved 2003 PD plan thus far, while the other lot (4A-1) is presently vacant. The previously approved statement of intent (SOI) and PD plan (formerly C-P plan) area attached to this report.

While rezoning to an open zoning district was considered opposed to a PD amendment, PD zoning is being pursued to enable development that would otherwise not be possible in the R-MF zoning district due to setbacks. Additionally, if R-MF zoned, height of structures could be increased to 45-feet in exchange for an increased side yard setback. Although the increased side yard setback may inherently limit development opportunities, it could result in a structure size incompatible with surrounding development. Keeping the site PD zoned allows a mixture of residential and commercial uses in proximity to each other while providing increased flexibility for screening and buffering requirements, as well as setbacks.

The proposed plan places the 13 dwelling units on the northwestern lot on the site (4A-1A), while the new 2,000 square foot office building will be on the southeastern lot on the site (4A-2A). To accommodate this PD Plan, a new final of the property to adjust lot lines will be necessary. The proposed PD plan, if approved, would serve as a preliminary plat for the site and would permit submission of the required final plat to adjust the existing lot lines. Additionally, approval of the PD plan, would trigger a private water main extension so the private line serving the office lot shown on the PD is not crossing a lot line. Plans for the water main extension will need to be reviewed and approved prior to introduction of a final plat with this configuration at City Council.

A sewer main extension is also required to serve the dwelling units on the northwest lot of the site. As with the water main extension, plans for sewer extension must be approved prior to introduction of a final plat at City Council, where easements will be dedicated to facilitate the sewer extension on the face of the plat. A 16-foot electric easement must also be dedicated along the southern portion of the site over an existing underground line from Pershing on the face of the 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 approved 2003 C-P Plan illustrated the site now intended for residential development to contain office uses, where a shared parking/drive aisle would have traversed what is currently the lot line, but the 2003 C-P Plan illustrates everything as being on one lot. The proposed PD plan illustrates 2 new points of

ingress/egress onto Gary Street, and a relocation of the proposed ingress/egress onto Pershing. The parking lot 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 for office tenants and patrons.

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 and 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 units are all proposed to be one story 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 revised SOI proposes some changes to the approved 2003 SOI and provides increased clarity for other items. The uses for this site, per the proposed SOI, would be restricted to office and multi-family. Setbacks would be established as 25-feet in the front yard, 25-feet for any yard adjacent to a public street (standard corner-lot street side yard setback). Setbacks for the side and rear yard would be established at 0 feet. This deviates 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-foot 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.

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, staff believes this pursued reduction is appropriate. The applicant has confirmed that future site development will honor the 2003 SOI maximum building height; however, the submitted has noted a maximum height of 35-feet. As a condition of approval, a revised SOI would be required prior to processing this request to City Council for consideration. The dwelling units are illustrated on the proposed PD plan are show as only a single story and believed unlikely to be developed to a height incompatible with surrounding development.

The proposed development complies with all other current landscaping provisions within Sec. 29-4.4 of the UDC not considered in the 2003 SOI, except for property edge screening (Sec. 29-4.4(e)). Level 3 screening and buffering would typically be required when multifamily residential development abuts commercially zoned property. Since the site was zoned as C-P in 2003, it most closely resembles commercially zoned property, therefore, staff would classify this deviation from the property edge screening requirement as a "design exception". Therefore, two design exceptions, both related to Sec. 29-4.4 of the UDC are being sought.

The first is for property edge buffering from the lot containing the 13 dwelling units to the lot with the existing and proposed office. Per the transitional screening and buffering table (Table 4.4-4) of the UDC, Level 3 screening and buffering is required at the property line when a multifamily use is abutting a commercial zoning district. 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 has suggested 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. In arriving at this recommendation, staff acknowledges that the Level 3 landscape buffering requirement of a 10-foot landscape buffer may not be feasible given the siting of the 11-unit residential structure and associated patios, the existing parking lot, and replat configuration. Adding a screening device to the patios is a staff recommended condition for approval of this PD plan.

The second design exception is also related to Table 4.4-4, and is for the office addition. A commercial development adjacent a multifamily zoning district also requires 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 and installation of a screening device is unlikely to enhance or degrade the sites' interactions materially. Additionally, the residential structures are all on the east side of the driveway that the site currently uses for access from Gary Street, so screening would not necessarily be beneficial for the residents of that adjacent development since it would be placed so far away from the dwellings themselves.

Landscape screening is being provided for the northwestern most dwelling units 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 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 site is accessed from Gary Street and Pershing Road. Lot 4A-1A, which is to contain the dwelling units, has independent points of ingress/egress from both Pershing Road and Gary Street, with no internal connectivity to the existing office development. The proposed office building could be accessed through the existing drive aisle on the site from Pershing Road, and also proposes a new connection to Gary Street. Although this lot does not front on Pershing, access is allowed due to a privately recorded ingress/egress easement that spans from the point of ingress/egress to the existing property line. Staff believes that having unique points of access specifically for the residential uses on the site will limit or reduce conflicts between the distinctive land uses and address concerns that residents would be utilizing the office parking/drive aisles for parking or access.

Conclusion

The PD Plan, serving as a preliminary plat, and revised SOI have been reviewed by all relevant staff and are found to be compliant with all zoning and subdivision regulations. Deviations from the existing SOI are believed to be appropriate as they conform with typical dimensional requirements for development in base residential zoning districts, and the illustrated siting of the structures is adequately setback from existing development.

The SOI must be revised to indicate a maximum height of 30 feet. Design exceptions being sought are appropriate when environmental site features and intensity of proposed development are considered. In lieu of providing Level 3 screening and buffering along the lot line between the residential development and office development contained within this site, staff believes a 6-foot screening device for each patio facing the office parking lot provides the necessary privacy for prospective tenants, and should be a condition for approval of this plan.

RECOMMENDATION

Approve the proposed PD plan, known as Lake Broadway PD Plan, serving as a preliminary plat, and the revised site-specific statement of intent, inclusive of design exceptions, subject to technical corrections, specifically revising the SOI to note a maximum building height of 30 feet and the addition of an SOI requirement and PD plan note that installation of individual 6-foot tall screening devices for each patio shown on the PD plan facing the existing office parking lot are required as a condition of approval.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Proposed PD Development Plan
- Proposed Statement of Intent Worksheet
- 2003 Lake Broadway CP Plan
- 2003 Lake Broadway CP Plan Statement of Intent
- Public Correspondence

SITE CHARACTERISTICS

Area (acres)	2.27 acres
Topography	Sloping to the southeast
Vegetation/Landscaping	Vacant lot mostly cleared – office lot has some trees
Watershed/Drainage	County House Branch
Existing structures	One 6,300 sqft office structure – paving for parking/access

HISTORY

Annexation date	1946
Land Use Plan	Commercial, Employment, Open Space, Neighborhood
Lot status	Currently two legal lots – approved PD plan would require new final plat

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Gary Street	
Location	North of site
Major Roadway Plan	Local Residential
CIP projects	None
Sidewalk	5-ft along sides of street, existing

Pershing Road	
Location	West of site
Major Roadway Plan	Local Residential
CIP projects	None
Sidewalk	5-ft along sides of street, existing

PARKS & RECREATION

Neighborhood Parks	Clary-Shy Community Park, Again Street Park
Trails Plan	Clary-Shy Community Park Trail, Again Street Park
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners and tenants within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of the pending action via public information postcards on January 20, 2026. 73 public notice letters were distributed to property owners and tenants, as well as Ward representatives, with respect to this matter on February 2, 2026 and an ad was placed in the Columbia Daily Tribune on February 3, 2026, advertising the public hearing relating to the matters contained in this application.

Notified neighborhood association(s)	Lake Broadway, West Ash, Historic Sunset Lane, County House Branch, Gary-Atkins
Correspondence received	One letter was submitted with recommended conditions for approval, and one phone call expressing concern with residents utilizing the parking designated for the office uses around/adjacent the site.

Report Prepared by David Kunz

Approved by Patrick Zenner