

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 6, 2019**

SUMMARY

A request by Crockett Engineering (agent), on behalf of the Broadway Shops, LLC (owner), for a major amendment to the existing Broadway Shops Lot 1 C-P Plan. The revision includes an updated Statement of Intent to revise the list of permitted uses. The 7.32 acre site is zoned PD (planned development) and is generally located northeast of the intersection of E. Broadway and Trimble Road and is addressed 2703 E. Broadway. (#136-2019)

DISCUSSION

The applicant is seeking a major amendment to the existing Broadway Shops Planned Development (PD) Plan to revise the Statement of Intent (SOI) governing uses on the property. The revision includes the addition of “medical marijuana dispensary”, “light vehicle service or repair”, and “artisan industry” as permitted uses. The amendment also ensures previously permitted uses are brought up to date to align with how they are defined and administered by the new UDC. The PD plan for the site, approved in 2003 and amended via a minor amendment in 2007, regulates the site’s design and development features and is not requested to be amended at this time.

Broadway Shops, annexed into the City in 1964, was rezoned from A-1 (Agriculture) and R-1 (One-Family District) to C-P (Planned Business District; now PD in the updated code) in 1996. The adopted PD SOI permitted all uses within the C-3 district with some exceptions, including service stations. As there is an existing gas station on the eastern extent of the site, the revised SOI amendment as requested would provide a “clean-up” action to legally permit this use under the “light vehicle service or repair” use category, a permitted use in the M-C zone which generally replaced the C-3 district with the adoption of the UDC.

The revised SOI proposes the addition of “artisan industry” which will allow some light, small-scale manufacturing and production activities to occur on the site. This use did not exist in 1996, but is presently allowed in the M-N, M-C, M-DT, M-BP and IG zones. Additionally, the applicant seeks to add “medical marijuana dispensary” to the SOI. As with “artisan industry” this use did not exist at the time of the initial zoning. The UDC is anticipated to be amended to include this use as well as a series of use-specific standards at the June 3, 2019 City Council meeting.

A preliminary evaluation of the site has concluded that this use would be capable of being accommodated on the site and comply with all of the presently-proposed use-specific standards relating to distance and separation from churches, day cares, and schools. A formal review of the site’s ability to meet the use-specific standards will be part of the business licensure process should a state-licensed operator seek to locate on the site.

When evaluating the additional uses the proposed SOI amendment would allow, staff evaluated the surrounding land uses, the uses permitted and prohibited under the existing SOI, and the use-specific standards applicable (as proposed) to “medical marijuana dispensary” and “light vehicle service or repair” in Section 29-3.3 of the UDC. It should be noted the applicant is also requesting that the site be exempt from the use-specific standards for “Restaurants” (29-3.3(r)) and “Light Vehicle Sales or Rental” (29-3.3(bb)). Staff is supportive of these requests as the use-specific standards of 29-3.3(r)

apply only to the M-N zone and the standards of 29-3.3(bb) apply only to the M-DT zone, and this site's P-D zoning is generally consistent with the M-C zone.

Adjacent land uses to this site are generally commercial on the north side of Broadway and the site is designated as being within a "Commercial District" on the future land use map of Columbia Imagined. The Broadway Shops are accessible by two Go COMO bus routes (blue and gold), and the site has quick vehicle access to and from downtown along Broadway and to the Highway 63 and I-70 corridors.

For medical marijuana patients, the site is near Boone Hospital as well as E. Broadway and Keene Street which are highly developed with medical offices of all types. The existing uses of the Broadway Shops, as approved and on-site, are commercial at a scale no less intensive than those proposed in the SOI amendment, and the addition of the "light vehicle service or repair" use would bring the site into zoning compliance and require any redevelopment of the site to comply with the use-specific standards for the use in 29-3(cc). The previously exempted uses (halfway houses, commercial swimming pools, farm machinery sales and services, mortuaries, cellular phone towers or facilities and billboards) will remain exempt without any additional zoning action.

The proposal has been reviewed by staff, and meets all applicable City zoning standards.

RECOMMENDATION

Approve the revised statement of intent.

ATTACHMENTS

- Locator maps
- Revised Statement of Intent
- "The Broadway Shops C-P Plan" dated January 11, 2007
- PD Zoning Ordinance approved September 3, 1996

HISTORY

Annexation date	1964
Zoning District	PD (Planned District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	The Broadway Shops Lot 1

SITE CHARACTERISTICS

Area (acres)	7.32 acres
Topography	Graded for development
Vegetation/Landscaping	Developed
Watershed/Drainage	Perche Creek
Existing structures	Existing structures

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

E. Broadway	
Location	Southern edge of property
Major Roadway Plan	Major Arterial (Improved & City-maintained)
CIP projects	N/A
Sidewalk	existing

Brickton Road	
Location	Eastern edge of property
Major Roadway Plan	Local non-residential (Improved & City-maintained)
CIP projects	N/A
Sidewalk	Existing

Trimble Road	
Location	Western and northern edge of property
Major Roadway Plan	Neighborhood Collector (Improved & City-maintained)
CIP projects	N/A
Sidewalk	Existing

PARKS & RECREATION

Neighborhood Parks	Directly east of Stephens Lake Park
Trails Plan	East and north of the Hinkson and Hominy Creek Trails
Bicycle/Pedestrian Plan	N/A

Report prepared by Rachel Bacon

Approved by Patrick Zenner