



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 7, 2019

Re: Columbia Mall PD Plan - Major Amendment (Case #176-2019)

## Executive Summary

Approval will amend an existing PD plan to create an additional lot and revise parking requirements, and approve an associated statement of intent and design adjustment.

## Discussion

Cochran Engineering (agent), on behalf of Columbia Mall, LLC; Dillard's Inc.; J.C. Penney Properties, Inc.; and Dayton-Hudson Corporation (owners), is seeking approval of a PD plan major amendment to the *Columbia Mall C-P Plan* to split an existing 39.75-acre lot into two lots, and for approval of a design adjustment to Section 29-5.1(f)(3) to allow a lot line through an existing structure. The approximately 66.92-acre property is located at the southwest corner of Stadium Boulevard and Bernadette Drive. An associated final plat, Case #174-2019, is also being processed concurrently with this request.

The applicant is seeking two changes to the existing C-P plan for the Columbia Mall. The first would subdivide an existing lot on the site into two separate lots. The lot in question currently includes the portion of the mall that does not include anchor stores (i.e., the common area) along with the previous Sears store. The subdivision will divide the common mall area from the Sears building, with each being on a separate lot.

In addition, the requested amendment would revise the amount of parking required by the current PD such that future parking would conform to the UDC requirement for a large retail site. Such amendment would reduce the minimum number of required parking spaces by approximately 1,100 spaces. No parking is proposed for removal, and no new building is proposed as part of this current amendment.

A new statement of intent is included, as one had not been previously approved with this PD site. In addition, a design adjustment has been requested in order to create the new lot line through an existing structure on the site.

The Planning and Zoning Commission considered this request at their September 5, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commission requested clarification on additional landscaping on site. Staff responded that no additional landscaping would be required given no new construction was being proposed. The Commission also discussed the requested design adjustment and how future similar requests might be handled. Following brief additional discussion, a motion to approve the PD plan amendment, statement of intent, and design adjustment passed (8-0-1).



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning Commission staff report, locator maps, revised *Columbia Mall PD Plan*, previously approved *Columbia Mall C-P* plan and C-P approved ordinance, statement of intent, design adjustment worksheet, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
8/20/2007	Approved <i>Columbia Mall C-P</i> plan latest major revision. (Ord. #19604)
8/20/1984	Approved C-P zoning. (Ord. #8647)

## Suggested Council Action

Approve the major amendment for the *Columbia Mall PD* plan, along with the associated statement of intent and design adjustment.