



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Zoning Text Amendments - **#A2: 29-1.11(a) Definitions - General - Banks and Financial Institution; Consumer Lending Institution; Pawn Shop; 29-3.2 Permitted Use Table (Table 29-3.1)** (Case #49-2021)

Executive Summary

Approval will amend the Unified Development Code to create *Bank and Financial Institution*, *Consumer Lending Institution*, and *Pawn Shop* as new unique permitted uses in both the definitions section and the permitted use table. Additionally, the amendment will create "use-specific standards" for Pawn Shops.

Discussion

The adoption of the UDC saw the elimination of *Banks, other financial institutions, and travel agencies* as a separate permitted use. The *Banks and other financial institutions* use was included as part of the *Office* permitted use. However, the definition of *Office* does not specifically list banks as a sub-category of that use.

Adding *Bank and Financial Institution* as its own unique permitted use in the permitted use table and as a definition will make it easier to determine where these businesses may be located. *Consumer Lending Institution* and *Pawn Shop* are also proposed to be included as unique uses to make it easier to understand which zoning districts permit them. *Consumer Lending Institution* is proposed to be permitted in the same zoning districts as *Office*, while *Pawn Shop* is proposed to be permitted in the same zoning districts as *Retail, General*.

The Planning and Zoning Commission considered this request at their January 21, 2021 meeting. Staff presented its report. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the zoning text amendment passed (8-0). As a note, the PZC reviewed a draft of the proposed text amendment during three work sessions prior to the public hearing.

The Planning Commission staff report, proposed text amendment sheet, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
3/20/2017	Approved Chapter 29 of the City Code, referred to as the Unified Development Code.

Suggested Council Action

Approve Unified Development Code amendment A2 as recommended by the Planning and Zoning Commission.