



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 17, 2025

Re: 1407 Cinnamon Hill – Major PD Plan and Statement of Intent Revision (Case #62-2025)

## Executive Summary

Approval of this request would revise the January 2024 approved Planned Development (PD) Plan entitled “Fresh Karma PD Plan” by modifying the PD Plan and Statement of Intent (SOI) in order to subdivide the subject lot into two parcels. Such action would put each proposed structure shown on the current PD Plan on their own parcel. Additionally, the proposed amendment would result in the establishment of an ingress/egress easement and modify the establish a “site-specific” SOI addressing shared parking and shared trash collection responsibilities as well as allow the single monument sign on Cinnamon Hill Lane to serve as an “off-premise” sign for Lot 201.

## Discussion

A Civil Group (agent), on behalf of TLI Real Estate Holdings (owners), seeks approval of a revised Planned Development Plan and establishment of a “site-specific” Statement of Intent (SOI) to the 2024 approved Fresh Karma PD Plan. The revision proposes to subdivide and add one lot to the existing PD Plan and establish a “site-specific” SOI governing the development of the site. The revised PD Plan will be known as “*Fresh Karma PD Plan*”. The approximately 2.00-acre subject site is located northeast of the intersection of Highway 63 and Stadium Boulevard, and includes the address 1407 Cinnamon Hill.

The most recent PD Plan for the subject site was approved in January 2024, which authorized the site to be improved with a marijuana dispensary and a two-story mixed-use building. The prior PD Plan approved for the site permitted a four-story hotel. Currently, only the southern building (marijuana dispensary), parking lot, and driveway access have been constructed. The northern building has not been constructed and is still intended to be used as a mixed-use structure with a restaurant on the first floor and offices on the second floor.

The intent of the requested revision is to subdivide the subject site into two parcels. In order to keep the subject site in compliance, changes to the PD Plan and overall Statement of Intent (SOI) for CrossCreek Center were required. The PD Plan revision includes the new property line, establishment of a shared ingress/egress easement and notations relating to shared parking, shared trash collection, and shared storm water. With a proposed shared parking, both parcels will be compliant with the parking requirements of the UDC.

The “site-specific” Statement of Intent (SOI) has been submitted to address the shared features of the site and would allow the monument sign in the northeast corner of Lot 202 to function as an off-site sign for Lot 201. A shared monument sign will be located on the southern parcel along Stadium Boulevard. No additional freestanding signage will be permitted for Lot 201. No other modifications the development parameters established by the overall CrossCreek Center SOI are proposed.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

At this time, no changes are being proposed to either building, on-site parking, signage structure, or any other structure on the site. Allowed uses are not changing for either parcel. As such, the proposed revisions to the PD Plan will not result in the subject site exceeding the overall CrossCreek Center square footage and impervious surface limitations. The proposed revisions are compliant with the UDC regulatory standards.

A public hearing on this revision was held by the Planning and Zoning Commission at their January 23, 2025 meeting. Staff provided its report and the applicant gave an overview of the request. There was no public comment made during the hearing; however, one public comment in opposition was submitted in writing and provided to Commission. Following brief Commission discussion, a motion was made to approve the requested revisions which passed with a vote of (8-0), with 1 abstention.

A copy of the Planning and Zoning Commission staff report, locator maps, PD Plan, Statement of Intent, public correspondence and meeting minute excerpts 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: Minimal. 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: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Economic Development

### Legislative History

Date	Action
4/16/24	Approved PD Plan Revision for "Fresh Karma PD Plan" (Ord. 025627)
9/12/22	Approved PD Plan Revision for "CrossCreek Center PD Plan" (Ord. 025314)
11/20/06	Approved Preliminary Plat for "CrossCreek Center"

### Suggested Council Action

Approve the revised PD Plan and "site-specific" Statement of Intent for the "Fresh Karma PD Plan" as recommended by the Planning and Zoning Commission.