



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 21, 2021

Re: Unified Development Code Text Amendment – Retail, general (Case #136-2021, #A4)

Executive Summary

Approval will amend the UDC refine the existing use-specific standard 29-3.3 (aa) related to Retail, general uses. The amendment provides additional clarity on how to administer existing off-street parking requirements which appear elsewhere in the UDC as well as provides for other minor revisions for clarity in the application of those parking requirements.

Discussion

This amendment is intended to provide clarity on how to administer existing off-street parking requirements for retail uses. The UDC differentiates parking requirements for “retail large and small” in the parking section (Chapter 29-.3, Table 4.3-1), but nowhere else does the code addresses the difference between large and small retail sites. As such, how to apply the small versus large standard has been unclear since adoption of the UDC in 2017.

During the course of review over four work sessions, staff worked with the Planning Commission to address this omission in the simplest manner possible. The existing Retail, General use-specific standard (29-3.3(aa)) is proposed to be amended to establish 15,000 square feet GFA (gross floor area) as the threshold to differentiate between small and large retail uses for the purposes of determining parking requirements. The code requires 1 spot for every 300 sf. GFA for small retail, and 1 spot for every 400 sf. GFA for large retail.

The proposed 15,000 GFA threshold is consistent with the research conducted by staff and also works with the existing text of the use-specific standard conditions for retail uses in the M-N and M-BP districts. Work with the development community prior to the proposed revision supported this threshold from a business perspective (parking needs identified by their retail clients of various sizes). The Commission also worked with staff to revise how the code reads in terms of limiting *individual* retail uses versus *total* uses within a single building.

This proposed text amendment was published on the City website on April 1, 2021 and stakeholder comments were solicited. Stakeholders notified included, but were not limited to, the Chamber of Commerce, Community Improvement Districts (CIDs), Neighborhood Associations, places of worship, existing business operators, REDI, and local developers. Approximately 2,779 individuals, businesses, and organizations were included on the listserv soliciting input on the proposed regulations. No formal comments on this particular amendment were received during the input solicitation time period. However, as described above, staff previous communication with the development community yielded support for the proposed threshold used to clarify the parking distinction.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this request at their May 20, 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).

The Planning and Zoning Commission staff report, proposed text amendment #A4, 2019 Smart Growth America Recommendation for Columbia, Missouri, Commission work session minutes, and public hearing meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None
Long-Term Impact: None

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve UDC text amendment #A4 as recommended by the Planning and Zoning Commission.