



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 4, 2021

Re: 111 S. Providence Road - Conditional Use Permit (Case #234-2021)

Executive Summary

Approval will grant a Conditional Use Permit (CUP) to permit a Drive-Through ATM for U.S. Bank at 111 S. Providence Road, subject to proposed conditions, on property zoned M-DT (Mixed Use- Downtown).

Discussion

Watermark Engineering (agent), on behalf of University Centre, LLC (owner), seek approval to install a free-standing drive-up U.S. Bank ATM machine in the northeast corner of the Eat Well parking lot south of the Cherry Street and S. Providence Road intersection. The subject site is within the M-DT district where financial institutions are a permitted use and are often accompanied by a drive-up ATM. However, drive-up facilities in the M-DT district require review and approval of a conditional use permit (CUP) by the Planning Commission and City Council, respectively, prior to their construction.

The applicant is not seeking to build a "brick and mortar" bank on the subject site – only a drive-up ATM. This use is considered permissible per the CUP process given the use identified as "financial institutions" is allowed "by right" within the M-DT district. An emerging trend in the financial institutions market is to deploy free-standing ATM machines strategically within a market area to address consumer demands in lieu of "brick and mortar" construction. Many ATM machines (also known as ITMs) include features that allow such locations to function similar to a "brick and mortar" facility by incorporating technologies that allow for communication with a main or "central" banking center. Free-standing ATM/ITM facilities are not uncommon within the City of Columbia and have existed for some time in the city's high-traffic locations.

In considering this request and the unique location in which the drive-up ATM has been proposed, within the M-DT district which is intended to be a pedestrian-centric environment, several conditional use permit conditions and supplemental requirements were presented to the Planning Commission for consideration. A full discussion of the conditions recommended for consideration are provided within attached Staff Report and appear summarized below. Additionally, staff's full analysis of the request's compliance with the CUP criteria is provided with the attached Staff Report.

Per the UDC, the Commission and City Council may consider the imposition of additional conditions or supplemental requirements on a conditional use to ensure potential development impacts are mitigated. In this particular instance, the conditions recommended by staff, supported by the applicant, and recommended for approval by the



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Planning Commission were viewed as necessary to ensure the impact of the proposed auto-centric use was mitigated. Furthermore, the conditions are similar to those applied to the Raising Cane's development to south which also obtained a CUP for its restaurant drive-thru.

The applicant has worked with staff to design the proposed ATM location to be fully compliant with the requirements of the UDC relating to stacking and bypass lanes, site circulation, and installation of a landscaped street wall (see CUP Site Plan). These site planning considerations are in addition to accepting the proposed CUP conditions (presented below) that provide additional and site-specific mitigation relating to the proposed use.

In terms of design compliance, the drive-thru lane includes the four required stacking spaces and complies with the required 15' setback from Providence Road. The service window design is oriented internally (toward Eat Well) and is not located within the required front yard of the site. The existing two-way driveway immediately to the west and parallel to the ATM stacking lane is to serve as the bypass lane required by UDC. The stacking lane will be striped but not encumbered by concrete/structural barrier so that cars may freely exit the stacking lane from any point in the queue as needed.

It is worth noting the unique "built-up" nature of the site with a highly desirable use, a grocery store, and how this improvement provides some opportunities to mitigate the impacts associated with the proposed CUP request. Given the auto-centric nature of the site today and the design of the parking area in which the ATM will be located, opportunities to utilize existing driveways and drive isles helps to limit the impacts of the additional traffic that will be generated by the ATM use itself.

Staff believes given the unique nature of the site as already being developed coupled with the limited nature of the proposed improvements as well as attention to design details and UDC compliance, the applicant has effectively balanced the pedestrian-centric needs of M-DT and the introduction of an additional auto-centric use on the site. Notwithstanding this conclusion, the following conditions are recommended to mitigate any unintended development consequences should Council approve the CUP for the drive-up ATM:

- a.** The conditional use permit is granted to the property owner and shall be valid for the duration of the use or revocation of the permit. Any discontinuance of the use of the property for a drive-up facility for a period of twelve (12) months or more or any change in the character of the use shall render the permit null and void.
- b.** The drive-up facility shall be constructed in substantial conformance with the conceptual CUP site plan as set forth in "Exhibit A" attached hereto and incorporated by reference.
- c.** The conditional use permit shall apply only to the .25-acre portion of the property shown on the conceptual CUP site plan for construction of a drive-up ATM facility and is non-transferrable to another location.



- d. Access to the site shall be from a shared access driveway extending from the intersection of Providence Road and Cherry Street. The site shall not have a separate entrance or exit drive onto Providence Road.
- e. The property owner shall comply with the requirements of District M-DT and the use-specific standards for a Drive-Up Facility (29-3.3(jj)) and all other applicable regulations unless the property owner is granted a variance pursuant to the City Code.
- f. The allowed use, per this conditional use permit, shall not create negative impacts on neighboring properties and rights-of-way, including but not limited to: 1. Lighting and glare beyond the property lines; 2. Excessive noise; or 3. Storm water impacts.
- g. If any of the conditions of this conditional use permit are not complied with, the City Council, upon recommendation of the Commission following written notice and a noticed public hearing by the Commission, may in addition to revoking the permit, amend, alter, delete or add conditions to the permit.

The Planning and Zoning Commission considered this request at their September 9, 2021 meeting. Staff presented its report and the applicant was available to answer questions. Following discussion, a motion to approve the CUP passed (7-1).

The Planning Commission staff report, locator maps, CUP Site Plan (Exhibit A), Overall Site Plan, US Bank Provided Traffic Volumes, 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Infrastructure



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested CUP subject to imposition of the seven supplemental conditions listed above, items A-G, as recommended by the Planning and Zoning Commission.