



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 21, 2017

Re: Bisk, LLC Coffee Shop rezoning and PD Development Plan (Case #17-166)

Executive Summary

Approval of this request will result in the rezoning of 0.34 acres at the southeast corner of Forest Avenue and Providence Road to Planned District (PD) and approve a PD development plan to be known as "Bisk, LLC Coffee Shop PD Plan."

Discussion

The applicant is seeking approval of a PD (Planned District) development plan for a coffee shop that includes a drive-thru and outdoor patio. The proposed PD district and accompanying development plan would rezone the subject site from R-2 (Two-family Residential District) and M-OF (Mixed-Use Office District). The proposal requires the combination of the two existing lots by a separate platting action to be submitted subject to approval of this request.

Columbia Imagined identifies the property as lying within the Employment District (Providence frontage) and Neighborhood District (Forest Avenue frontage). The Employment District is intended for basic employment uses. The Neighborhood District should provide a broad mix of residential uses, and support a limited number of nonresidential uses that provide services to neighborhood residents.

The use of the PD district is intended to allow for innovation and flexibility in design, to encourage creative mixes of complimentary uses and to promote environmentally sound and efficient use of land. This request is for a single use that can be accommodated in the M-N district (Mixed Use – Neighborhood) and appears to be conventional in its design approach. The use of the PD designation appears to have been chosen by the applicant to address issues and concerns articulated during a series of meetings with the Ridgeway Neighborhood Association.

During these meetings a number in attendance were supportive of having a drive-through coffee shop close to their homes, but were concerned that the traffic generated by such a use would be detrimental to their neighborhood. Surveys were also distributed to students and faculty from Hickman High School (to the east of the parcel across Providence), to determine a desirable use for the subject parcel. The results of the surveys also indicated support for the coffee shop.

The proposed plan indicates that Providence Road access will be provided via the public alley right-of-way at the southeast corner of the parcel. This will require a right-of-use agreement and additional right-of-way dedication to facilitate the expansion of the existing



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paved alley to allow two-way traffic. The commercial use to the south currently uses the alley as an exit only. A vehicular exit is also depicted near the northwest corner of the parcel, on Forest Avenue. However, this exit is limited to a 'right-out' only arrangement. Signs are noted on the plan, as well as a directional curb to prevent left-hand turns into the neighborhood.

Forest Avenue has been designated as the future location of a "Bike Boulevard" to connect cyclists between the Downtown Optimist Park and Hickman High School. Proposed improvements at this location would reduce the flow of traffic on Forest Avenue to one-way, heading east toward Providence to facilitate a broadened bike lane. Further bike boulevard improvements at this location include a pedestrian/bicyclist crossing, similar to that existing at College Avenue and Ash Street, to allow safe flow of pedestrians and cyclists across Providence Road.

Given these future public improvements, staff does not support the inclusion of drive-thru lane in this location due to the confined nature of the parcel. Impacts to both Providence Road and Forest Avenue could potentially be detrimental to not only the immediate context (increased traffic on Forest), but also in a much broader context if site users were to effect traffic flow on Providence Road.

The Planning and Zoning Commission considered the request at their July 20, 2017 meeting. The applicant's agent addressed the Commission and emphasized the applicant's community outreach efforts. Commissioners expressed concerns over traffic and possible interference with busses entering and exiting Hickman High School, as well as the drive-thru. The applicant stated that he would have to reassess his business plan if the drive-thru was eliminated as it is crucial to the coffee shop use. Several citizens voiced concerns over potential increases in traffic along Forest Avenue, and through the adjacent neighborhood. Another citizen shared her support for the project, especially the use of the alley for access, and stated she initially shared the concerns about traffic, but was pleased the plan included mitigation measures. Following public comments, the Commission voted 4-3 on a motion to approve the proposed PD development plan.

A copy of the Planning and Zoning Commission staff report, locator maps, Statement of Intent, design parameters, PD development plan, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.



Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested rezoning and "Bisk, LLC Coffee Shop PD Plan," as recommended by the Planning and Zoning Commission.