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 20, 2025
Re: 310 W. Nifong Boulevard – Conditional Use Permit (Case #288-2025)
Impacted Ward: Ward 5

Executive Summary

Approval of this request would result in the issuance of a conditional use permit allowing a drive-up facility on the subject site, located at the southeast corner of Nifong Boulevard, subject to the use-specific and conditional use standards of Sec. 29-3.3(jj) and Sec. 29-6.4(m)(2) of the Unified Development Code, respectively.

Discussion

Engineering Surveys & Services (agent) is seeking, on behalf of The Bank of Missouri (owner), approval of a conditional use permit (CUP) to allow a drive-thru facility in conjunction with a banking center proposed on their property at the southeast corner of Nifong Boulevard and Bethel Street. Drive-thru facilities are considered a, "conditional accessory use," in the M-N zoning district, and are subject to the use-specific standards found in Section 29-3.3(jj) of the Unified Development Code (UDC). The proposed development will also be subject to the design standards and guidelines found in Section 29-4.6(c) of the UDC.

The applicants have provided the attached preliminary site plan depicting a banking facility with the 3-lane drive-thru on the east end of the parcel. The plan indicates that the bank building is intended to be two stories in height. Access to the site will be taken from Bethel Street at the southwest corner of the parcel via an existing private street and from an additional private street on the east side of the parcel to be constructed providing a connection to Nifong Boulevard. The newly constructed private street will be restricted to right-in/right-out traffic movements only. An existing raised median was installed with the recently completed Nifong expansion further restricting traffic patterns at this entrance to the site.

Section 29-3.3(jj) of the UDC applies use-specific standards to any new or modified drive-thru in order to reduce visual impacts from drive-thru facilities on the adjacent properties, promote efficient and safe circulation for cars and pedestrians, and to reduce potential traffic conflicts generated by the use. These additional standards would typically trigger enhanced buffering between the drive-thru and any R-1 or R-2 zoning districts. However; the standards would not apply to the subject property given the adjacent properties are zoned M-N and P-D. This section also requires the submission of a site plan detailing a number of site conditions, including proposed parking, circulation, access, and anticipated peak hour drive-thru stacking needs. The site plan was determined to be compliant with the UDC standards.

The general design standards and guidelines found in Section 29-4.6(c) regulate "bulk" and "appearance" matters associated with new construction. Section 29-4.6(c)(1) requires all principal buildings have one or more operating entry doors facing and visible from the adjacent public street. Subsection (2) requires a minimum of 20% transparency of each façade facing a public street. The building will also be subject to wall plane and roof shape articulation requirements of this section. While the submitted site plan and proposed construction appears to have met these requirements, a final compliance check on its conformance will be addressed during the building permitting process upon submission of architectural plans. No requests for relief from the use-specific standards or the design guidelines were requested with the CUP application and the preliminary site plan indicates general compliance with both sections.

In accordance with Section 29-6.4(m)(2) of the UDC, requests for approval of a conditional use permit must also be evaluated by the Planning and Zoning Commission subject to the following six criteria. Following a recommendation by the Commission, the City Council may approve the CUP with any conditions deemed necessary to carry out the provisions and intent of the UDC. Below is staff's summary of the application's compliance with the six CUP criteria:

1. **The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located.**

   The proposed drive-thru is a customary accessory use for the proposed banking center. The preliminary site plan illustrates compliance with all dimensional requirements for the M-N district as it relates to setbacks and building height. Architectural compliance with the provisions of the UDC will be confirmed during the building plan review process.

2. **The proposed conditional use is consistent with the city's adopted comprehensive plan.**

   The subject site is identified as being located within a Commercial District per the Columbia Imagined Future Land Use Plan. The Commercial District is intended for a variety of local and regional retail and personal services uses, as well as offices, businesses, and high-density residential. The proposed drive-thru facility is consistent with the immediate land use context and general objectives of the Comprehensive Plan.

3. **The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures, and the type and extent of landscaping and screening on the site.**

   The subject parcel lies at a significant traffic node on a commercial corridor. The residential development adjacent to the south of the site is an assisted living facility, which lies with in a PD (Planned District) zoning district. The two-story banking center is consistent with neighboring uses, which range from 1 to 3 stories in height. Standard screening and buffering requirements and design standards and guidelines will apply.

4. **Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion.**

   Access is provided from an internal private street shared with the Gentry Estate assisted living facility, and the remaining undeveloped lots to the east of the subject site. The private streets provide connections to both Bethel Street and Nifong Boulevard. Nifong is a major arterial roadway; therefore, access to the subject site from Nifong is restricted to right-in/right-out only. Bethel Street is listed as a neighborhood collector which would allow private "commercial" driveway access; however, the existing shared access will be used in lieu of a new private "commercial" driveway. The traffic volumes anticipated for the banking center were determined to not trigger the need for a traffic impact study by the City's Traffic Engineer.

5. **Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided.**

   The site is served by all City utilities and the request was reviewed by applicable utility staff. No concerns were expressed with the proposed use or approval of the conditional use permit. The proposed use will have limited demand on the public utility systems.

6. **The proposed variance will not cause significant adverse impacts to surrounding properties.**

   No significant impacts are anticipated. The proposed banking center is considered consistent with the adjacent land uses and is compliant with the goals and objectives of the comprehensive plan and future land use map.

The Planning & Zoning Commission considered this request at their September 18, 2025 meeting. Staff presented its report and the applicant's representative gave an overview of the request. No one from the public spoke during the public hearing. After limited additional discussion, a motion was made to approve the request which passed unanimously with a vote of (6-0).

Staff report to the Planning & Zoning Commission, locator maps, preliminary site plan, UDC excerpts [Sec. 29-3.3(jj) and 29-4.6(c)], and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: Limited. Any modifications to public infrastructure serving the property would be at the expense of the applicant, although none are anticipated in relation to the requested CUP.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Not Applicable, 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
09/16/2019	Approved rezoning from PD to M-N (Ord. 024020)
07/02/2012	Approved vacation of utility easements within Gentry Estates Subdivision (Ord. 021354)
07/02/2012	Approved Gentry Estates final plat (Ord. 021353)
06/04/2012	Approved Gentry Estates Plat 1, preliminary plat (Res. R86-12)
10/03/2011	Approved rezoning from R-1, R-2, R-3, & O-1 to PUD-17 and C-P (Ord. 021098)
10/06/1986	Approved Rock Bridge Subdivision Block VIII (Ord. 011237)

Suggested Council Action

Approve the issuance of a conditional use permit to allow a drive-thru facility on the property located at banking center as recommended by the Planning and Zoning Commission.