

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 24, 2019**

**SUMMARY**

A request by Crockett Engineering Consultants (agent) for a major amendment to the River Region Credit Union - West Broadway PD plan to revise the site plan layout. The 1.2-acre property is located at the southwest corner of Broadway and Fairview Road, and addressed as 11 S. Fairview Road. (**Case #40-2019**)

**DISCUSSION**

The applicant is seeking to develop the property located at the southwest corner of Broadway and Fairview Road and construct a bank for use by the owner, River Region Credit Union. The proposed development will occupy Lot 1B1 of Broadway Farms, Plat No. 13A. The site was previously zoned O-P (now PD with adoption of the UDC) in 1989 and the most recent development plan for the site was approved in 2015. Given the proposed development plan revisions, this request is considered to be a major amendment and required to comply all current UDC standards which include submission of a new Statement of Intent (SOI).

The applicant is seeking approval of an amended PD development plan that includes the construction of a one-story, approximately 5,500 square-foot commercial building, which is a slight increase from the existing plan, with associated off-street parking. The revisions to the site also generally include a change to the building footprint location and the reorientation of the building and site.

The use of the site as a bank is a permitted use within the existing and new SOI, and the use reflects the lower intensity uses that would be expected in the previous O-P zoning designation. Landscaping meets the current UDC regulations and, particularly along the east property line, it will visually screen the parking lot and help shield the glare of headlights from cars that park pointing to the east. Lighting restrictions included on the plan restrict pole height to 20 feet, and require them to be shielded and directed away from residential properties.

The site incorporates an existing internal driveway along the south portion of the site, which provides access to the larger development, primarily consisting of Hy-Vee to the west, but may include additional commercial development on the vacant parcels located adjacent to Broadway. The site plan also includes a pedestrian access sidewalk from the public sidewalk across the northeast of the property, and an internal sidewalk along the south access drive providing a more pedestrian-friendly route for accessing the property and the overall site. In addition, the site will include an accessory drive-through typically associated with banks.

Staff has reviewed the proposed PD development plan and SOI and finds that they meet the technical requirements of the PD District and the UDC.

**RECOMMENDATION**

Approval of the requested major amendment to the *River Region Credit Union - West Broadway PD* plan and the associated statement of intent.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- *River Region Credit Union – West Broadway PD Development Plan*
- Statement of Intent
- Existing O-P plan and SOI

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.2
<b>Topography</b>	Gradual slope east to west
<b>Vegetation/Landscaping</b>	Turf
<b>Watershed/Drainage</b>	Harmony Creek
<b>Existing structures</b>	Vacant

**HISTORY**

<b>Annexation date</b>	<b>East portion: 1955; West portion: 1966</b>
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	<b>East portion: Employment District; West portion: Commercial District</b>
<b>Previous Subdivision/Legal Lot Status</b>	Lot 1B1, Broadway Farms Plat 13A

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	City of Columbia

**ACCESS**

<b>Broadway</b>	
<b>Location</b>	Along north side of property
<b>Major Roadway Plan</b>	Identified as Major Arterial (106-110-foot ROW required); MoDOT maintained
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing

<b>Fairview Road</b>	
<b>Location</b>	Along east side of property
<b>Major Roadway Plan</b>	Identified as Major Collector (66-76-foot ROW required); Currently improved and City maintained
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks partially existing; additional construction required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within Bonnie View Nature Sanctuary service area
<b>Trails Plan</b>	None adjacent to site
<b>Bicycle/Pedestrian Plan</b>	None

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on December 31, 2018.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: None.
<b>Notified neighborhood association(s)</b>	Park Deville NA, Off Broadway Condo NA
<b>Correspondence received</b>	None.

Report prepared by Clint Smith

Approved by Patrick Zenner