



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2022

Re: Broadway Bluffs Sub. Lot 5 - Walk On's PD Plan - Major Amendment (Case #282-2022)

## Executive Summary

Approval of this request would allow an expansion of approximately 500 square feet to the existing commercial structure on the property formally occupied by Houlihan's Restaurant.

## Discussion

Buxton Kubik Dodd Design Collective (agent), on behalf of BB Lot 5, LLC (owner), is seeking approval of a major amendment to the *Houlihan's C-P Plan*, located on Lot 5 of *Broadway Bluffs Subdivision*, to increase the permitted building gross floor area from 8,000 to 8,500 sq.ft, and enclose an existing covered patio for a new restaurant to be known as Walk-On's. The approximately 1.69-acre property is located on the north side of Broadway Bluffs Drive, approximately 750 feet east of Broadway, and includes the address 2541 Broadway Bluffs Drive.

The existing design parameters for the previously approved C-P plan limited the gross floor area of the building on the site, previously the restaurant Houlihan's, to no more than 8,000 square feet. The new tenant, the restaurant Walk-On's, is requesting to expand the footprint by approximately 500 square feet. The new area corresponds with the location of an existing outdoor patio, and would have limited impact on the site and surrounding traffic.

The Planning and Zoning Commission considered this request at their October 20, 2022 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited additional discussion, a motion to approve the PD plan amendment passed (8-0).

The Planning and Zoning Commission staff report, locator maps, PD plan, C-P Plan (9/19/05), Design Parameters (9/19/05), Statement of Intent (5/16/05), 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: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
9/19/05	Approved the Houlihan's C-P Development Plan (Ord. #018692)
5/16/05	Approved the rezoning to C-P (Ord. #18504)

## Suggested Council Action

Approve the major amendment for the PD plan known as the *Broadway Bluffs Subdivision Lot 5 - Walk On's PD Plan*.