



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2019

Re: Columbia Mall PD Plan - Major Amendment (Case #225-2019)

## Executive Summary

Approval will amend the existing Columbia Mall Planned District plan to create an additional lot for a hotel development, and approve an associated design adjustment.

## Discussion

Cochran Engineering (agent), on behalf of Columbia Mall, LLC; Dillard's Inc.; J.C. Penney Properties, Inc.; and Dayton-Hudson Corporation (owners), is seeking approval of a major PD plan amendment to the existing Columbia Mall PD Development Plan. The amendment proposes creation of a new 1.55 acre lot along Bernadette Drive intended to be developed as a hotel as well as seeks approval of a design adjustment to Section 29-5.1(f)(3) to allow a lot line to be created through an existing structure (i.e. the parking lot). The approximately 66.92-acre property is located at the southwest corner of Stadium Boulevard and Bernadette Drive, and includes addresses 2200, 2300, and 2400 Bernadette Drive, and 2201 and 2301 W Worley Street. An associated final plat, Case #224-2019, is also being processed concurrently with this request.

The proposed hotel lot would result in the removal of approximately 100 parking spaces from the overall mall site, although the site will still provide over 1,000 parking spaces greater than the minimum parking requirement. The overall mall site open space will also increase due to the additional required landscaping on proposed hotel lot.

In addition to seeking approval to create the new lot and design adjustment, the applicant's originally submitted PD plan included a request to reduce the required six-foot street frontage landscape buffer along Bernadette Drive to one foot with reduced landscaping as shown on the plan dated October 29, 2019. This request was considered by the Planning and Zoning Commission during the required public hearing on November 7; however, was denied. (See below for additional Commission discussion on this matter)

The Planning and Zoning Commission considered this request at their November 7, 2019 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 staff and applicant comments, Commissioner's had significant discussion regarding the requested reduction of the required landscape buffer. Commissioners who spoke in favor of the reduction commented that the hotel itself would be an improvement over the existing pavement. Those speaking against the reduction felt street trees and buffering were appropriate and enhanced the site and street corridor. The Commission had discussion regarding the



requested design adjustment to allow the property line to be created through the parking lot.

Following additional discussion, a motion to approve the PD plan as presented (with the reduction of the landscape buffer to one foot) and design adjustment failed to pass (3-4-1). A second motion to approve the PD plan and parking lot design adjustment on the condition that the PD plan be revised to provide the required six-foot landscape buffer passed (7-0-1).

Pursuant to the Commission's conditional approval, the applicant has submitted a revised PD plan (dated November 21, 2019) which addresses the condition set forth in their recommendation. The revised PD Plan has been reviewed by staff and is consistent with the UDC.

In addition, previous PD plan approvals for the Columbia Mall PD plan included additional conditions associated with the expansion of Target, and concerned additional parking and stormwater requirements. Since that portion of the PD plan was not modified, the same condition will apply and will be included in the ordinance approving this amendment.

The Planning Commission staff report, locator maps, previously approved *Columbia Mall PD plan* (dated 10/21/19), *Columbia Mall PD Plan* (PZC review dated 10/29/19), *Columbia Mall PD Plan* (revised per PZC and dated 11/19/19), design adjustment worksheet, design modification request, 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### [Comprehensive Plan Impacts:](#)

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Legislative History

Date	Action
10/21/2019	Approved <i>Columbia Mall PD</i> plan latest major revision. (Ord. #24046)
8/20/1984	Approved C-P zoning. (Ord. #8647)

## Suggested Council Action

Approve the major amendment for the *Columbia Mall PD* plan and design adjustment (for lot line through parking lot).