



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 21, 2020

Re: Schapira Clinic O-P Development Plan - Major PD Amendment (Case #149-2020)

Executive Summary

Approval of this request will amend the existing Statement of Intent (SOI) governing the Schapira Clinic O-P Development Plan by adding "medical marijuana testing facility" and "personal services, general" as permitted uses on the site.

Discussion

Crockett Engineering (agent), on behalf of Boone Development, Inc. (owner), is requesting approval of a revised Statement of Intent (SOI) for the Schapira Clinic Final O-P Development Plan. The proposed amendment seeks to add "Medical Marijuana Testing Facility" and "Personal Services-General" as permissible on-site uses. The 0.37-acre property is located at the southwest corner of College Avenue and Rogers Street and addressed 411 N. College Avenue.

The subject site was rezoned to O-P (Planned Office, now PD) in 1987 and was restricted to general office uses permitted in the then existing O-P zoning district. In 1988 the O-P Plan for the current site improvements was approved. In August 2019, the site's SOI was revised to permit a "medical marijuana dispensary" as permissible on-site use.

The current request seeks to add "medical marijuana testing facility" and "personal services-general" land uses to the current SOI. The request for the additional uses is due to a prospective tenant that operates a use classified as a "personal services – general" use. The applicant did not indicate any current interest being expressed for a testing facility. Staff finds these uses to be consistent with the original intent of the 1987 SOI. Furthermore, the proposed uses are considered less intense than the currently approved medical marijuana dispensary, a retail use, and are not viewed as conflicting with the residential/commercial land use mix present within the surrounding neighborhood.

The Planning and Zoning Commission considered this request at their August 20, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. Commissioners inquired about the feasibility of a testing facility on this property given the limited building square footage as well as sought clarification regarding the permitted uses on the property. In response to these inquiries, staff explained of the currently permitted uses were limited to the O-P uses permitted per the 1987 zoning code as well as the medical marijuana dispensary added in 2019. Staff further noted that the application was generated by a prospective personal services-type business user, and that the testing facility use was a speculative addition to the request.



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Following additional limited discussion, a motion to approve the SOI amendment was made which resulted in a unanimous (8-0) vote to approve the request.

The Planning Commission staff report, locator maps, revised statement of intent, 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: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
08/19/2019	Approved Amended SOI (Ord. 23961)
01/04/1988	Approved Schapira Clinic Final O-P Development Plan (Ord. 11746)
06/15/1987	Approved rezoning to O-P (Ord. 11528)

Suggested Council Action

Approve the revised Statement of Intent governing uses within the "Schapira Clinic Final O-P Development Plan," as recommended by the Planning and Zoning Commission.