

MEMO

DATE: February 10, 2021

TO: Planning and Zoning Commission Members

FROM: Brad Kelley, AICP Candidate, Planner
Rachel Smith, AICP, Sr. Planner

Re: Unified Development Code Text Amendment Project – Zoning

This work session will introduce draft text amendments for Artisan Industry, Personal Services, Office, and Physical Fitness Center uses. These amendments should be viewed as a starting point. Staff anticipates using the same general format (round-robin discussion, votes on each amendment, revised/follow-up text in blue, etc.) used during prior UDC amendment discussions. Existing regulatory provisions will be annotated with new/proposed text being shown in **bold** and deleted text being shown as strikethrough.


UDC Code Amendment Topics:


A. Artisan Industry

Background

Smart Growth America (SGA) and Recast City partnered together on a project called *Small Scale Manufacturing and Place-Based Economic Development* that is designed to help communities make strategic land use decisions that will enhance small-scale manufacturing and improve economic revitalization. The Loop CID requested technical assistance, funded by the U.S. Economic Development Administration, and was selected through a competitive process that resulted in a variety of virtual meetings and a site visit in which the SGA technical assistance team visited Columbia in 2019 to meet with local business and community leaders, city staff, developers, property owners, and more for the purpose providing a set of steps to bring more small scale manufacturing business to The Loop.

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 701 E. Broadway, P.O. Box 6015
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Attached is a memo summarizing those workshops, on-site interviews, assessments of existing conditions, and recommendations for strengthening local small production businesses and supporting investment on The Loop as well as other parts of the City.

Staff reviewed these recommendations and found them to be a good start- although insufficient as it relates to a city-wide amendment. Staff researched several other case studies from around the country and found them helpful in understanding the scale and impacts of artisan manufacturing. Currently, Artisan Industry is permitted in M-N, M-C, M-DT, M-BP, and IG districts but carries no use-specific standards.

General Revisions

Purpose of Revisions: *This amendment will provide use-specific standards related to the intensity of uses permitted in different zones for this use. The intent of the Artisan Industry use is to allow less intensive cottage-type production uses; as this use is permitted in the M-N zone, standards are desired that permit an operational scale and intensity that fits the neighborhood-commercial level as this use may include manufacturing, storage/warehousing, production and shipping. This amendment will be informed by information provided by the Business Loop CID, which is promoting “maker” businesses.*

Definitions: Revising the existing definition to omit the limitation to production by hand or with minimal automation; including a reference to the State’s regulation of micro-breweries; and adding text to include shared workspaces amongst artisans.

Permitted Use Table: Adding a reference within the use-specific standards column. No other changes are proposed.

Use Specific Standards: Creating a gross floor area size limit of 5,000 square feet for M-N and 15,000 square feet for other mixed-use districts; referencing screening, loading dock, and delivery area provisions as they exist in the UDC; restricting outdoor storage; and restricting the use of hazardous materials in the M-N, M-C, M-DT, and M-BP districts.

Other Considerations: The size limits, particularly in M-N, are proposed in efforts to counter broadening of the definition. 5,000 square feet is proposed as research shows that most artisan industries do not exceed that size. Many artisans begin in their garage, graduate to a shared space or ~1,000 square feet and finally move to a space up to 5,000 square feet. The most successful artisans may then upscale to a larger production space. Staff advises that 15,000 square feet be near the ceiling set forth for all other Mixed-Use zones except M-N and that 10,000 be nearer the floor. Uses exceeding the size limit could apply for a conditional use permit.

As a brewery reference, staff found the typical gross floor area required per 1 barrel produced yearly is 2.16 (one standard deviation) which if applied to the maximum size of a microbrewery in Missouri equates to 21,600 square feet.

Staff also found that some communities chose to have two definitions: One for artisan, food and beverage and another for artisan manufacturing with the only difference in standards being size limitations.

Although no changes have been proposed to screening and buffering in this draft, staff feels that this should be a topic of discussion and seeks guidance. Currently, this use would be considered Industrial and be subject to a level 3 buffer against all uses/zones except industrial. It may be more appropriate to view this as a commercial use and make an appropriate amendment reflecting that for clarity.

If the Commission finds that unique and separate regulations are appropriate for The Loop corridor then an overlay district could be explored as an option with the CID's input.

B. Personal Services, Office, and Physical Fitness Center

Background

Staff routinely reviews business license applications for businesses seeking to open up a business (or renew an existing license). A common discussion is when and whether spa/esthetic/therapeutic services would fall under a medical office or a personal service, and respectively, either require a CUP or be permitted in the M-OF zone. A related discussion is how to classify uses (and related scale considerations) which have aspects of a personal service, a medical office, and/or a physical fitness center (gym).

Business license requests by Pilates and yoga studios/practitioners have shown a variety of business models (most would fall under a physical fitness center, as proposed herein, but some are one-on-one and include medical credentials). Spa services within the code are only referenced in terms of small animals - not persons. The intent of the following revisions is to provide more clarity for use definitions.

Definitions: Adding specific professions and uses to the definitions of Office, Personal Services, and Physical Fitness Center and creating references and clarity between them.

Use-Specific Standards: Staff is not proposing any use-specific standard revisions at this time, but has provided the standards (v) for Personal services, general for reference.

Other Considerations: Staff will discuss with the Commission the pros and cons of permitting personal services as a *"permitted use"* in the M-OF with expansion of the use-specific standards (personal services which would exceed any use-specific standards may still be subject to the CUP process). Such use-specific standards may be size, scale and intensity-related.

Future Work Session Topics:

At the March 4 work session, there will be a break from code amendments to discuss other topics and to allow staff to bring back a package of comprehensive revisions for the March 18 meeting.

The proposed text amendments to review on February 18, 2021 are listed within the attachments to this memo.

Attachments:

- *Artisan Industry Amendments (for item A listed in this memo)*
- *2019 Smart Growth America Report Recommendation - Columbia, Missouri*
- *Personal Services, Office, and Physical Fitness Center Amendments (for item B listed in this memo)*