



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 18, 2023

Re: 6221 E. Broadway – Rezoning (Case # 220-2023)

Executive Summary

Approval would rezone 33.96 acres from PD (Planned District) and R-1 (One-Family Residential) to the O (Open Space) District, placing the existing Old Hawthorne clubhouse and driving range facilities within a singular zoning district that eliminates the “legal non-conforming” status currently encumbering the existing driving range facilities.

Discussion

Crockett Engineering (agent), on behalf of Old Hawthorne Golf, LLC (owners), is requesting the rezoning of 33.96-acres from PD and R-1 to the O zoning district. The parcel is located at 6221 E. Broadway and is currently improved with the Old Hawthorne clubhouse and driving range facilities. The proposed rezoning would remove PD Plan requirements associated with the existing clubhouse and eliminate the “legal non-conforming” status of the driving range facilities which are located in the R-1 district. The uses presently occupying the 33.96-acres are classified as ‘outdoor recreation and entertainment uses’ and are only permitted within the O district pursuant to approval of a conditional use permit (CUP). A concurrent request (Case # 221-2023) seeking approval of a CUP to permit the continued operation of the clubhouse and driving range facilities has been submitted and will appear as a separate business item on the Council’s September 18 agenda.

The existing Old Hawthorne clubhouse lies within the PD designation. Following its construction, several modifications to the clubhouse have occurred requiring numerous plan amendments. These amendments have resulted in additional time and expenditures by the applicant as well as the City, in terms of oversight, to address desired Old Hawthorne resident needs with the functionality of the clubhouse. Rezoning the PD portion of the site to the O district and approval of the associated CUP would streamline the review and approval process should future modifications of this structure be sought.

The existing driving range functions became considered a “legal non-conforming” use in the R-1 district following the adoption of the UDC in 2017. This was the result of private golf facilities being eliminated as an allowed or permissible CUP in the R-1 district. Rezoning this area to the O district and approving the associated CUP would permit continued legal operation and potential expansion of the driving range facilities.

The existing improvements are considered integral amenities to the Old Hawthorne subdivision. As noted, the site has been extensively improved to the point that additional development potential is limited and if any were proposed they are anticipated to be very minor. Given the improvements to the existing facilities are often driven by the needs of the



member of the golf club and are likely to be minor, no adverse impacts are expected as a result of the proposed rezoning. However, it should be noted that continued legal operation of the existing facilities is contingent on approval of the associated CUP should Council support the rezoning action.

The Planning & Zoning Commission considered this case at their August 24, 2023 meeting. Staff gave its report and the applicant's agent was present to answer questions. No members of the public spoke during the hearing. There was limited Commission discussion; however, it was recommended that this type of action should be addressed via an administrative process given the number of similar cases the Commission has processed recently. Following limited additional discussion, the Commission voted (6-0) to approve the rezoning.

A copy of the Planning and Zoning Commission staff report, locator maps, and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: None anticipated.
Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
01/17/07	Approved Final Plat, The Clubhouse at Old Hawthorne, Plat No. 1. (Ord. 19378)
01/17/07	Approved C-P Development Plan, Old Hawthorne Clubhouse. (Ord. 19373)
01/04/07	Approved rezoning located generally in the south-central portion of the property north side of State Route WW, east of Cedar Grove Boulevard from District R-1 and District PUD-10 to District C-P. (Ord. 1934)
07/05/2025	Annexation and permanent zoning of R-1, PUD, and C-P on property on both sides of Route WW, including Old Hawthorne (Ord. 018558)



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Suggested Council Action

Approve the requested rezoning from R-1 and PD to O as recommended by the Planning and Zoning Commission.