

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: August 3, 2026

Re: Request for UDC Text changes to Secs. 29-4.2 and 29-6.5 (Case # 215-2026)

Impacted Ward: Ward 1

Executive Summary

If deemed an appropriate action of the Planning and Zoning Commission, approval of the attached request seeking changes to Secs. 29-4.2 (M-DT standards) and 29-6.5 (Non-conforming Structures) would be authorized. The requested revisions would focus on revised text allowing one-story modular structures within the M-DT district and "existing" non-conforming structures to be relocated. The specific emphasis of the proposed amendments is upon retaining the "Broadway Diner" within the M-DT district in lieu of its potential removal due to redevelopment opportunities on its existing site.

Discussion

The Community Development Department has received the attached request seeking revisions to Secs. 29-4.2 and 29-6.5 of the UDC. The requested revisions are specifically focused on allowing the restaurant "Broadway Diner" to remain within the M-DT zoning district even though it presents several non-conformities and does not meet most design-related standards of the M-DT district. As the M-DT zoning district is written today, the relocation of the Broadway Diner would not be permitted as of right.

A copy of the correspondence that includes the suggested text amendments is attached for review.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable



701 East Broadway, Columbia, Missouri 65201

Legislative History	
Date	Action
N/A	N/A

Suggested Council Action
Council may choose to direct the Planning and Zoning Commission to consider the requested amendments sought.