



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 18, 2023

Re: 6221 E. Broadway – Conditional Use Permit (Case # 221-2023)

Executive Summary

Approval would grant a conditional use permit for ‘outdoor recreation and entertainment’ uses (i.e the Old Hawthorne Clubhouse and Driving Range facilities) to be operated on 33.96 acres located northeast of the intersection of East Broadway (WW) and Old Hawthorne Drive West, pursuant to the rezoning of the subject property to the O (Open Space) zoning district.

Discussion

Crockett Engineering (agent), on behalf of Old Hawthorne Golf, LLC (owners), is requesting a conditional use permit (CUP) for ‘outdoor recreation and entertainment’ uses (i.e., the Old Hawthorne Clubhouse and Driving Range facilities) to be considered legal uses within an O (Open Space) district. The 33.96-acre site is currently split-zoned PD (Planned Development) and R-1 (One-Family Dwelling). A concurrent request (Case # 220-2023) that seeks rezoning of the subject acreage from PD and R-1 to O will appear as a separate business item on the Council’s September 18 agenda.

The proposed rezoning described in Case # 220-2023, if approved, would place the existing clubhouse and driving range facilities of the Old Hawthorne community into the UDC’s O (Open Space) district. This district, created in 2017, was intended to be the district in which **private open space facilities** such as those involved in this request were to be located. The private clubhouse and driving range facilities do not qualify as a ‘public park, playground, or golf course’; therefore, they are not permitted in the R-1 zoning district. “Golf course and clubhouses appurtenant thereto (except miniature golf courses, driving ranges and other activities operated as a business)” was the permitted use designation under the old zoning ordinance. The uses are contained within the definition of ‘outdoor recreation or entertainment and are allowed in the O district via approval of the requested conditional use permit (CUP).

CUP requests are to be evaluated subject to the following six criteria identified in Section 29-6.4(m)(2) of the UDC. Following a recommendation by the Planning Commission, the City Council may approve the CUP with any conditions deemed necessary to carry out the provisions and intent of the UDC. Below is staff’s summary of the application’s compliance with the six CUP criteria:

- 1. The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located.**

The golf facilities on the attached site plan, both existing and proposed, are generally consistent with what would be found in a public golf course which is a principal



permitted use in the O zoning district. The site plan illustrates planned future improvements on the subject parcel that would typically be considered ancillary uses to any golf course. These uses include an existing training facility, a new putting facility, and a proposed snack bar near the existing driving range tee boxes. The singular distinction between these facilities and a public golf course is that the Old Hawthorne property is under private ownership.

2. The proposed conditional use is consistent with the city's adopted comprehensive plan.

The subject site is identified as being a mix of the Neighborhood and Commercial Districts per the Columbia Imagined Future Land Use Plan. The Commercial District, which coincides with the clubhouse portion of the property, is intended for a variety of local and regional retail and personal services uses, as well as offices, businesses, and high-density residential. The Neighborhood District is intended for a limited number of smaller-scale service-oriented commercial uses that serve the primary residential uses within the district. The golf course and its components are consistent with these objectives. The golf course and clubhouse are considered to be amenities for the broader residential development.

3. The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

The existing improvements were generally contemplated as an integral part of the broader Old Hawthorne development, and were intended to be an amenity for its residents. The proposed future improvements are in keeping with the original intent for the golf course and clubhouse functions on the property.

4. Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion.

Access is provided via an existing private drive extending north from Old Hawthorne Drive West, and Broadway (WW). Broadway is considered a minor arterial roadway by the Columbia Area Study Organization (CATSO) Major Roadway Plan; therefore, it is designed to serve significant levels of traffic; although, limited impacts are anticipated by the proposed improvements beyond what is currently seen in terms of vehicular traffic.



5. Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided.

The site is already served by all necessary utilities and is not anticipated to significantly increase demand.

6. The proposed variance will not cause significant adverse impacts to surrounding properties.

The proposed CUP is intended to address an existing zoning conformity issue, and bring an existing use on the property into compliance. No significant impacts are anticipated with the approval of the CUP.

The Planning & Zoning Commission considered this case at their August 24, 2023 meeting. Staff provided its report and the applicant's representative gave a brief overview of the request. No member of the public spoke at the hearing. Following limited discussion, the Commission voted (6-0) to approve the CUP pursuant to compliance with the attached site plan.

The Planning and Zoning Commission staff report, locator maps, future site plan, 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 Planned Business Development Plan, Old Hawthorne Clubhouse (Ord. 19373)
01/04/07	Rezoned property located in the south-central portion of the property north of State Route WW, east of Cedar Grove Boulevard from District R-1 One-family Residence and District PUD-10 Planned Unit Development to District C-P Planned Business (Ord. 19341)



City of Columbia

701 East Broadway, Columbia, Missouri 65201

07/05/2005	Annexation and permanent zoning of R-1, PUD and C-P on property on both sides of Route WW including Old Hawthorne (Ord. 018558)
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Suggested Council Action

Approve Conditional Use Permit, subject to future development conforming to submitted site plan, as recommended by the Planning and Zoning Commission.