

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 10, 2025**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of OTA Properties, LLC (owner), for approval of a Conditional Use Permit (CUP) to allow a bar and/or nightclub as a conditional use in the IG (Industrial - General) district; the use is subject to the conditional use standards in Sec. 29-6.4(m)(2). The approximately 0.62-acre subject site is located SW of College Avenue and Wilkes Boulevard, and includes the address 801 College Avenue.

DISCUSSION

The applicant is seeking approval of a conditional use permit (CUP) on the subject property to allow a bar and/or nightclub use on the IG (Industrial) zoned site. The site is currently improved with an existing truck facility that is located southwest of the intersection of College Avenue and Wilkes Boulevard. The existing building on the southwest corner of the subject site will be the one used as the bar and/or nightclub. No change in the uses of the other two buildings on the site have been identified at this time. If approved, the CUP would only apply to the building within the southwest corner of the site and any expansion of the bar and/or nightclub use would require additional CUP approvals.

The subject property is zoned IG. This classification lists “bar and nightclub” as a conditionally allowed use in the IG district. While the UDC does not have specific provision in section 29-3.3 for bars and/or nightclubs, the code defines it as “An establishment providing alcoholic beverage sales for consumption on the premises as the principal use, and which may permit dancing and provide entertainment. Food service may be provided as an accessory use. This definition shall not include any adult retail or adult entertainment use.”

The applicant included site plans with this request to illustrate potential changes on the site to accommodate the new bar and/or nightclub use. Parking will be reconfigured to accommodate the 42 required spaces for the bar and/or nightclub use, with 43 total spaces being provided. The applicant also proposes to shift the northern driveway access as well as reconfigure the southern border of the property to add clearly defined driveway access. Currently, the southern edge has a rollback curb along most of the southern border of the site onto a private concrete access road that is parallel to the COLT Railroad tracks.

The current proposal is to renovate an existing, underutilized structure on the southern portion of the property. The building on the northern portion has been identified as being used as containing commercial office uses. Internal building plans will be submitted at a later date, provided this conditional use permit is approved.

A request to authorize construction of a bar and/or nightclub in the IG zoning district must be evaluated by the Planning and Zoning Commission subject to the following six criteria identified in Sec. 29-6.4(m)(2) of the UDC. Following a recommendation by the 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 proposed bar and/or nightclub is a conditionally permitted use in the IG district. The submitted site plan illustrates compliance with the dimensional requirements for the district as it relates to structure placement. The proposed building to be used for the bar and/or nightclub is west of a towing facility along College Avenue and south of an office building. Both existing structures screen

the proposed bar and/or nightclub from College Avenue and any residents to the east of College Avenue. Parking standards and requirements have been met on the site plans.

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

The subject site is identified as being located within the City Center and Employment District classifications per the Columbia Imagined Future Land Use Plan. Employment districts are for basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the city and includes supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.

The City Center district is intended to be the focal point of the City of Columbia, serving as the education and government center of the community. This single district is an area of mixed uses and is built at a pedestrian scale. The city center includes the central business district (CBD), which comprises the downtown office and commercial area.

Staff believes, the proposed redevelopment of the facility affords the opportunity to increase the utilization of the site and the surrounding area while remaining consistent with the surrounding land use environment and general objectives of the Comprehensive Plan.

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 proposed redevelopment is generally consistent with other nearby structures and uses. This site is located generally within the Arcade District, a recent redevelopment of former industrial lots into bars, nightclubs, restaurants, arcades, and breweries. Many of the redeveloped sites within the Arcade District are also being utilized as bars and nightclubs in IG zoned properties, by way of conditional use permits. This site is directly south of an overflow parking lot for the district.

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

Access is provided from side streets between Faye Street and College Avenue, on both the northern and southern edges of the subject site. Adequate parking is shown as being provided to support the new use, and access points are a significant distance enough away from College Avenue so as to not cause congestion issues.

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.

City staff has identified the need for a water main extension and an additional fire hydrant to be installed on the site in order to comply with fire safety standards. These improvements will be shown on future construction plans submitted by the applicant at the time of building permit application.

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

No significant impacts are anticipated from the prospective of staff given the existing land use context is a mixture of industrial/entertainment-related uses. Two emails in opposition (attached) to this request was received that expresses concern that the operation of a bar and/or nightclub may reduce public safety, will become a nuisance, and is objectionable due to its close proximity to residential uses (~ 100-ft) east of the site. The other correspondence expressed concerns on additional parking availability and noise generated by this site.

RECOMMENDATION

Approve the requested conditional use permit for the construction of a bar and/or nightclub on the property addressed 801 North College Avenue.

ATTACHMENTS

- Locator maps
- Preliminary site plan
- Public Correspondence

HISTORY

Annexation date	1906
Zoning District	IG (Industrial)
Land Use Plan designation	Employment, City Center
Previous Subdivision/Legal Lot Status	Harbisons Second Addition

SITE CHARACTERISTICS

Area (acres)	0.62 acres
Topography	Generally flat
Vegetation/Landscaping	Pavement, gravel
Watershed/Drainage	Flat Branch
Existing structures	Tow Truck Building

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

College Avenue	
Location	Along east of property
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Constructed

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	COLT Trail
Bicycle/Pedestrian Plan	N/A

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via an advanced notification postcard. Property owner letters were also sent to the same 31 property owners, and an ad was placed in the Tribune on March 18, 2025.

Public Notification Responses	N/A
Notified neighborhood association(s)	Benton-Stephens, North Central, NCCNA/Shoe Factory
Correspondence received	2 emails in opposition (attached)

Report prepared by Kirtis Orendorff

Approved by Patrick Zenner