



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 17, 2022

Re: Zoning Text Amendments - **#A1: Sec. 29-3.3 Use specific standards; 29-4.3 Parking and loading** (Case #262-2022)

Executive Summary

Approval will amend the UDC to revise sections that generally regulate the accessory use "Drive-up Facility".

Discussion

Staff has prepared for consideration a list of proposed zoning text amendments to Chapter 29 of the City Code commonly known as the Unified Development Code (UDC). There are 4 separate text amendments proposed with this case that are numbered #A1 - #A4. Amendment #A1 addresses revisions to two separate sections that regulate drive-up facilities, also known as drive-through facilities.

Currently, the UDC prohibits the location of service windows for drive-up facilities on any side of a building that faces a street. The principal change proposed with this amendment is to allow service windows to be located on the sides of a building that face a street when several conditions are met that will screen the service windows. Screening can be accomplished by constructing a porte-cochere or by significant grade differences that make the service window not visible from the street.

Additional changes include adding a purpose statement to the section to provide explanation for the regulations as well as adds conditional use permit review criteria and standards for drive-up facilities when reviewing such requests. The conditional use section also includes several heightened standards for the location of drive-up facilities as conditional uses, such as a minimum distance to any residential district. New criteria establishing when a transportation impact analysis (TIA) is required are included in the proposed changes. Finally, several additional minor changes are proposed that include restating of certain requirements and relocating some requirements for easier understanding.

The Planning and Zoning Commission considered this request at their September 22, 2022 meeting. Staff presented its report. Two members of the public spoke during the public hearing, and one expressed concerns regarding the requirement for a TIA, level of screening required (this is currently required), the prohibition on speakers facing R1 & R-2 districts (currently required), the additional landscaping requirements for drive-up facilities on the street side of a building, the prohibition that service windows cannot face a residential zoning district contained within the conditional use provisions, and the requirements for conditional use drive-up facilities to be "reasonably compatible" with surrounding property.



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Another member of the public commented that some of the restrictions should be based on proximity to residential use and not zoning, that screening along streets similar to Stadium Blvd is unnecessary, that distance should be a factor for allowing drive-through facilities, and that a TIA may be unnecessary in some cases.

The Commission discussed the main purpose of the amendments - to allow more options for drive-up facility locations as well as if employee entrances would be marked with pedestrian crosswalks. Following limited additional discussion on the proposed amendments, a motion to approve the #A1 zoning text amendment passed (8-0).

The Planning Commission staff report, proposed text amendment sheet, public correspondence, and meeting minute excerpts are attached.

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: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
3/20/17	Adopted amended Chapter 29 of the City Code, to be known as the "Unified Development Code". (Ord. 023117)

Suggested Council Action

Approve UDC text amendment #A1 as recommended by the Planning and Zoning Commission.