

MEMO

DATE: July 14, 2022
TO: Planning and Zoning Commission Members
FROM: Clint Smith, Senior Planner
Re: Unified Development Code Text Amendment Project – Phase 4

Background: The Unified Development Code (UDC) was adopted on March 20, 2017 and at the time replaced several sections of the City’s Municipal Code that addressed development and zoning regulations. The UDC, which is Chapter 29 within the Municipal Code, generally addresses zoning and subdivision regulations.

Discussion:

At the July 7 work session, the newly proposed traffic study requirement was reviewed, and Commissioners requested additional information on the trip generation data that is used for producing traffic studies. Attached are excerpts from the most recent version of the Institute of Transportation Engineer’s (ITE) Trip Generation Manual. The manual includes studies of different land uses and the amount of vehicular trips that each generates, and that data is averaged to produce a figure that is typically used when reviewing the expected traffic that a site may generate.

The manual includes multiple types of land uses. For the purposes of the text amendment, we have included several different land uses for review, but they are all restaurant uses, which are typically the highest trip generators. Land uses that both do and don’t include a drive-through are provided to illustrate the impact of the drive-through on trip generation. Each category includes measurements of the **Average Rate** of trips generated (which includes vehicles entering and exiting a site) in the weekday A.M Peak Hour, the weekday P.M. Peak Hour, and the Saturday Peak Hour. The **Average Rate** is the principal data point used in a traffic study. The attached packet includes the following land uses:

- 932: High Turnover (Sit-Down) Restaurant
- 933 Fast-Food Restaurant without Drive-Through Window
- 934 Fast-Food Restaurant with Drive-Through Window
- 935 Fast-Food Restaurant with Drive-Through Window and No Indoor Seating
- 936 Coffee/Donut Shop without Drive-Through Window
- 937 Coffee/Donut Shop with Drive-Through Window

In addition, to provide some further context, a traffic assessment memo is provided. This memo, which is not considered a full traffic impact analysis, was commissioned for the Culver’s site located on Stadium and Bernadette Drive by the owners of both the lot where the Culver’s was to be constructed, and the Commerce Bank which is located immediately east of the site. The principal purpose was to analyze the internal circulation of the site and the stacking queue to ensure that the Culver’s would not have a negative impact on the overall site. The difference between this analysis and a traffic impact analysis is that a TIA would also take

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into account the impacts on the City street network and the surrounding street intersections. The newly proposed traffic study requirements would require a full TIA to be submitted, but would also include some of the same analysis of internal circulation found within the attached assessment.

As a note, this assessment was submitted along with a request for a minor amendment to the Culver's PD Plan (the Columbia Plaza PD). The resulting request made some adjustments to the drive-through configuration, but did not significantly revise the building or site features.

Also, several revisions to the drive-through text amendment were made based upon the conversation at the last work session. Those revisions are highlighted in yellow on the attached draft.

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