

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 20, 2022**

SUMMARY

A request by Buxton Kubik Dodd Design Collective (agent), on behalf of BB Lot 5, LLC (owner), for approval of a major amendment to the *Houlihan's C-P Plan*, located on Lot 5 of *Broadway Bluffs Subdivision*, to increase the permitted building gross floor area from 8,000 to 8,500 sq.ft, and enclose an existing covered patio for a new restaurant to be known as Walk-On's. The approximately 1.69-acre property is located on the north side of Broadway Bluffs Drive, approximately 750 feet east of Broadway, and includes the address 2541 Broadway Bluffs Drive. (Case #282-2022)

DISCUSSION

The applicant is seeking to increase the gross floor area (GFA) of the existing building that was previously the restaurant Houlihan's. The Houlihan's PD Plan authorized the construction of a building that was 6,964 square feet in size. In addition to the PD Plan, the site was also governed by a set of "Design Parameters" that specified certain dimensional requirements applicable to the overall site such as maximum building GFA among other building/site elements. The requirement that "Design Parameters" accompany a PD Plan was eliminated in 2017 following the adoption of the UDC. The content within the former "Design Parameters" is now part of a PD-zoned site's Statement of Intent (SOI).

The Design Parameters associated with the Houlihan's PD Plan set a maximum building size of 8,000 square feet. The applicant is requesting to exceed the 8,000 square feet and construct an addition onto the building for a total of 8,498 square feet. Per previous ordinance requirements, any request that exceeds the limits of an approved Design Parameter must be approved by City Council after a public hearing.

The area being added to the building is currently used as an outdoor patio - the improvements will result in the enclosure of the patio area. Staff reviewed the request and does not object to the increase in square footage of the building. The increase is fairly minimal and will not have a significant impact on the site or the traffic generated by it, particularly as the enclosed area is already in use for part of the year as an outdoor patio.

Parking is sufficient for the increase in floor area (the parking actually exceeds the maximum allowed parking, but is considered a legal non-conforming site feature). Landscaping is compliant with current regulations as well.

The adoption of the new PD plan would eliminate the current Design Parameters, but the site is still subject to the original statement of intent that was adopted for the entire Broadway Bluffs development. It also includes a provision limiting the total GFA for the whole development as well, but the addition of 498 square feet does not exceed the amount allowed.

The other relevant provisions on the design parameters have been included as notes on the PD plan and so will be carried forward with the new plan.

RECOMMENDATION

Approval of a major amendment for the *Broadway Bluffs Subdivision Lot 5 - Walk On's PD Plan*.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- PD plan
- C-P Plan (9/19/05)
- Design Parameters (9/19/05)
- Statement of Intent (5/16/05)

SITE CHARACTERISTICS

Area (acres)	1.68
Topography	Relatively flat
Vegetation/Landscaping	Landscaping around perimeter
Watershed/Drainage	Hinkson Creek
Existing structures	One commercial building

HISTORY

Annexation date	1964
Zoning District	PD
Land Use Plan designation	Commercial, Employment
Previous Subdivision/Legal Lot Status	Lot 5, Broadway Bluffs

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Broadway Bluffs Drive	
Location	Along the South side of property
Major Roadway Plan	NA (Local non-residential street)
CIP projects	None
Sidewalk	Sidewalks existing.

PARKS & RECREATION

Neighborhood Parks	Within half-mile of Stephens Lake Park
Trails Plan	Within half-mile of proposed Hinkson Creek Trail.
Bicycle/Pedestrian Plan	None

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 of this pending request on September 16. Eleven postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner