



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

Re: 511 E. Green Meadows Drive, Lot 2 – Planned District Plan and Statement of Intent (Case # 03-2022)

Executive Summary

Approval of the proposed Planned Development (PD) Plan and associated Statement of Intent (SOI) will permit a drive-through restaurant to be built on a 1.29-acre site located at 511 E. Green Meadows Drive and platted as Lot 2 of Providence South Plaza, Plat 2.

Discussion

Crockett Engineering (agent), on behalf of Wendling Development LLC (owner), seeks approval of a Planned Development (PD) Plan and associated Statement of Intent (SOI) for Lot 2 of Providence South Plaza, Plat 2 to permit a fast-food restaurant with a drive-up facility. The 1.29-acre PD zoned property is addressed 511 E. Green Meadows Drive and is located on the northwest quadrant of the E. Green Meadows Road and Carter Lane roundabout.

The subject site is vacant and does not have an approved PD plan. The proposed PD plan and associated SOI will only apply to this lot which was platted in 2011 as Lot 2 of Providence South Plaza, Plat 2. Per the site's 2000 rezoning (see Tract A of Ord. #016642, attached) it is permitted to be developed with "All permitted uses in District C-3 except: bowling alleys; farm machinery sales & services; miniature golf courses; mortuaries; armories; bus stations; bars, cocktail lounges and night clubs." The "C-3" zoning referenced is most consistent with the present-day M-C district.

Given the SOI is proposed to be revised, it is also being brought into compliance with the land use designations presently found within the UDC. If the proposed SOI is approved, it will provide greater restriction upon the uses allowed on the site than previously permitted. The site will be restricted to: Restaurant with drive-through; office; retail, general; and alcoholic beverage sales. The applicant has indicated the site is to be developed with a restaurant that specializes in tacos which also has a drive-through window.

The SOI does not request relief from any of the use-specific standards for any of the uses that would be allowed on the site as enumerated in Chapter 29-3.3 which would including those for restaurants (r), retail; general (aa), drive-up facilities (jj), and alcoholic beverage sales (z). In terms of the proposed drive-thru feature it is also subject to the general UDC requirements of 29-4.3(i). In reviewing the proposed development plan, the site and its associated features are compliant. Review of noise control/projection shall be a part of the audible systems review at the time of permitting.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The proposed design parameters per the SOI and PD Plan are compliant or more restrictive than what is otherwise required by the comparable open M-C district as well as those of the existing PD zoning. No residential uses/dwelling units are proposed on the site, the maximum building height shall be 30' and building setbacks will be 25' for all sides via a 25' perimeter setback that was established via the 2011 plat.

The proposed structure will be 4,200 square feet with a covered patio seating area of 400 square feet. The required number of parking spaces for the drive-through restaurant use for this square footage (23 spaces) is met by the provision of 44 spaces (which is less than the 200% maximum), and the required bicycle spaces (4) are shown.

The conceptual landscaping plan is compliant with the requirements of 29-4.4 of the UDC and illustrates the site as maintaining 38.7% total open space. This allocation exceeds the SOI stated minimum of 30% and the UDC regulatory minimum of 15%. Stormwater is subject to the City's stormwater quality standards. An existing stormwater BMP area is shown on the eastern extent of the lot and the site shall utilize the existing City regional detention facility to the east of the site for full compliance purposes. Signage shall be in conformance with Section 29-4.8 of the UDC.

The sidewalk gap on the eastern frontage of the site will be completed to ensure a fully functional sidewalk system wraps the parcel. The site's two points of access utilize existing curb cuts along Green Meadows and Carter Lane via an existing shared access easement with the Macadoodle's site to the west that was designed as part of the 2011 platting process. The site's circulation and access has been approved by the City's traffic engineering staff. Utility easements to serve the site are shown, including the existing 10' utility easement adjacent to Green Meadows Road and Carter Lane, and existing sanitary sewer easements. All utilities shall be provided by the City of Columbia.

The Planning and Zoning Commission considered this request at their November 18, 2021 meeting. Staff and the applicant provided presentations and were available for questions. There were concerns raised by the public regarding the existing the state of traffic congestion in the area, the existing fast-food restaurants in the vicinity, and concerns about additional traffic generation via the proposed use.

Staff discussed potential traffic evaluation and relief options, such as signal timing, and will convey the concerns to the traffic engineering staff. The area and subject site have been identified as a commercial node since the 2000 zoning/prior to the design and construction of the existing Green Meadows/Carter Lane roundabout, and the proposed commercial uses are permitted per the existing zoning. Upon a question, staff confirmed the site was subject to the City's stormwater regulations.

Following questions and comments by the Commissioners and discussion with the public, a motion to recommend approval of the PD Plan and associated SOI was made and passed (8-1).



The Planning Commission staff report, locator maps, PD Plan, Statement of Intent, 2000 PD zoning, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/16/00	PD rezoning for the east side of Providence Outer Roadway, along both sides of the proposed eastward extension of Green Meadows Road (Ord. 016642)

Suggested Council Action

Approval of the PD Planned Development of Lot 2 of Providence South Plaza, Plat 2 and associated Statement of Intent as recommended by the Planning and Zoning Commission.