



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 21, 2025

Re: 3101 Carter Lane – Major PD Plan and Statement of Intent Revision (Case #102-2025)

## Executive Summary

Approval of this request would revise the 2016 approved PD (Planned Development) Plan entitled "Providence South Plaza O-P/C-P Revision 3, Minor Revision #3" by reducing the structure on Lot 1A from two stories to one story; adding a parking space to Lot 1A; as well as amending the uses allowed on the Lot 1A Providence South Plat, Plat 3 and Lot 2 of Providence South Plaza, Plat 1. The amended SOI will permit expanded commercial uses on Lots 1A and 2 only. The amended PD is to be known as "PD Planned Development of Lot 1A of Providence South Plat, Plat 3 & Lot 2 of Providence South Plaza, Plat 1". The approximately 2.93-acre subject site is located northeast of the Green Meadows Road and Carter Lane roundabout and includes the address 3101 Carter Lane.

## Discussion

Crockett Engineering (agent), on behalf of Wendling Development LLC (owner), seeks approval of an amended PD development plan and "site-specific" Statement of Intent (SOI) applicable to Lot 1A of Providence South Plat, Plat 3 & Lot 2 of Providence South Plaza, Plat 1. The amended PD Plan will be known as "PD Planned Development of Lot 1A of Providence South Plaza, Plat 3 & Lot 2 of Providence South Plaza, Plat 1". The "site-specific" SOI will revise Section #3 and #5 of Ordinance 016642 and permit expanded commercial uses on the lots shown on the PD plan. The approximately 2.93-acre subject site is located northeast of the Green Meadows Road and Carter Lane roundabout and includes the address 3101 Carter Lane.

The site is bordered by PD zoning in every direction. The PD to the north is *The Meadows*, a PUD subdivision, while the parcels to the south, east, west are all former C-P and O-P developments (now PDs). Lots 1A and 2 were zoned C-P/O-P in 2000 along with Lot 3 to the southwest. In 2009 a development plan for Lots 1A and 2 was approved, at which time, the existing 1-story (with basement) 7,200 sq. ft structure on Lot 2 was constructed and is presently occupied by O-1 (office) uses as allowed by the approved 2000 SOI. The proposed structure on Lot 1A has not been developed and is the principal factor precipitating this requested revision.

The commercial development on the east side of Carter Lane was renamed to Providence South Plaza in 2010 and has undergone various minor (staff-approved) amendments thereafter. The amendments did not propose changes in the uses or intensity/scale of proposed development on Lots 1A or 2. The most recent minor revision for Lots 1A and 2 was approved in 2016 (see attached). A "major" amendment to Lot 3 of the overall Providence South Plaza occurred in 2021 (Ord. 024481) resulting in adoption of a "site-specific" SOI that



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updated and expanded commercial uses on Lot 3. The expanded uses included multi-family dwellings, drive-up facilities, restaurants, personal services, offices, alcoholic beverage sales, retail, artisan industries, indoor recreation/entertainment facilities, and physical fitness centers. The revision was generally considered necessary to conform the site's future development to post-UDC PD zoning standards and land uses. These revisions also resulted in modifications to the building placement on the lot (see attached). **This amendment did not include Lots 1A and 2.**

The proposed modifications to the development plan for Lots 1A and 2 include a revision to the building to be constructed on Lot 1A and include an expansion of the allowed uses on Lots 1A and 2. If the changes proposed only involved the building on Lot 1A this request would have been addressed as a "minor" PD plan amendment. However, given the applicant is seeking a modification to the uses permitted on both lots this "major" amendment was triggered.

The development plan changes are focused on certain site features. The building shown on the 2016 development plan for Lot 1A is to be reduced from a 14,400 sq. ft, 2-story structure to a 9,000 sq. ft 1-story structure. Additionally, the site features shown on the development plan will be modified by relocation of a dumpster near the northwestern corner of the site and the addition of one paved parking space in the westernmost parking pad that currently illustrates only 2 spaces. The 25-foot vegetated buffer on the northern edge of the site is to remain and tree protection barriers will be installed per the City Arborist's recommendation from 2009. No additional significant tree analysis is required as the previously approved 25-foot vegetated buffer was not disturbed by prior plan amendments and will not be affected by this amendment. The existing climax forest protection area in the northeastern portion of this site is to remain per the previously approved 2016 plan amendment.

The amended SOI states that the site is to maintain 30 percent open space/landscaping. Maximum building height is listed as 40-feet; however, the building depicted on Lot 1A is shown as a single-story structure. Internal setbacks are established at 0 feet, while setbacks from exterior property lines and street right of way are proposed at 25-feet.

Similar to the revisions approved for Lot 3 of Providence South Plaza in 2021, this request seeks to approve a new "site-specific" SOI to conform future development on Lot 1A and 2 to current PD zoning and permitted use standards. As such, the current permissible O-1 uses (now M-OF) are proposed to be amended such that they contain some expanded commercial options for the buildings on Lots 1A and 2. Many of the previously allowed O-1 uses are not identically defined in the UDC's Permitted Use Table; therefore, the following table illustrates all uses the applicant is requesting within the proposed amendment and whether that use is considered 'new', or 'retained' from the former O-1 zoning district.

Use	Use Type	New/Retained	Use	Use Type	New/Retained
Pet Store or Pet Grooming	Commercial	New	Family Day Care Center	Public/Institutional	Retained
Restaurant	Commercial	New	Elementary/Secondary School	Community Service	Retained



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Indoor Recreation or Entertainment	Commercial	New	Higher Education Institution	Community Service	Retained
Physical Fitness Center	Commercial	New	Religious Institution	Community Service Utilities and Communications	Retained
Alcoholic Beverage Sales	Commercial	New	Public Utility Services, Minor		Retained
Pawn Shop	Commercial	New	Bank and Financial Institution	Commercial	Retained
Retail, General	Commercial	New	Consumer Lending Institution	Commercial	Retained
Veterinary Hospital	Commercial	Conditional uses from O-1	Office	Commercial	Retained
Accessory structures (A)	Commercial	Conditional uses from O-1	Personal Services, General	Commercial	Retained

While these uses would constitute an increase in intensity from the former O-1 uses authorized in 2000, when considering the reduction in building scale on Lot 1A, the uses are believed to be consistent with what exists around the site or would be permitted to be built around the site. Furthermore, the uses are not seen as creating a negative impact upon the existing character of neighboring subdivisions. It should be noted that no public opposition to the proposed development plan revision or requested land uses was presented at the public hearing on this matter and a letter of support for the changes was received from an adjacent residential property owner to the north.

The SOI has been updated to accommodate requirements for access, parking, utilities, and waste collection as now required by the UDC for PD development. Compliance with parking requirements is maintained throughout the entire Providence South Plaza development (Lots 1A, 2, and 3 combined). The additional uses are consistent with the site's designation within Columbia Imagined as a combination of a commercial, employment, and neighborhood district. While the subject site does not propose any residential uses, it does contain uses supporting residential development, namely institutional uses, which are encouraged by the neighborhood district classification.

A public hearing on this revision was held by the Planning and Zoning Commission at their March 20, 2025 meeting. Staff provided its report and the applicant and owner gave an overview of the request. There was no public comment made during the hearing; however, one public comment was submitted via email in support of the request. Following brief Commission discussion, a motion was made to approve the requested revisions which passed with a vote of 8-0.

A copy of the Planning and Zoning Commission staff report, locator maps, Development Plan, "site-specific" Statement of Intent, 2000 C-P & O-P Rezoning & Statement of Intent, 2016 "minor" development plan amendment for Lot 1A and 2, 2021 PD Amendment to Lot 3, public correspondence, and meeting minute excerpts are attached for review.



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## Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Minimal. Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Economic Development

## Legislative History

Date	Action
04/08/2016	Approved Minor PD Plan Revision for "Providence South Plaza O-P/C-P Revision 3, Minor Revision #3"
07/20/2009	Approved PD Plan for Providence Village South (Ord. 20335)
10/02/2000	Approved PD Rezoning (Ord. 016642)

## Suggested Council Action

Approve the revised PD Plan and revised "site-specific" Statement of Intent for the "PD Planned Development of Lot 1A of Providence South Plaza, Plat 3 & Lot 2 of Providence South Plaza, Plat 1" as recommended by the Planning and Zoning Commission.