

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 20, 2025

Case Number 102-2025

A request by Crockett Engineering Company (agent), on behalf of Wendling Development LLC (owner), for approval of a revised Statement of Intent (SOI) and amended PD Plan to be known as "PD Planned Development of Lot 1A of Providence South Plaza, Plat 3 and Lot 2 of Providence South Plaza, Plat 1". SOI revisions include amending the permissible uses on the site for Lots 1A and 2, and the PD Plan will modify the proposed structure on Lot 1A. The approximately 2.93-acre subject site is located northeast of the roundabout where Green Meadows Road and Carter Lane intersect, and includes the address 3101 Carter Lane.

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the revised PD Plan to be known as "PD Planned Development of Lot 1A of Providence South Plaza, Plat 3 and Lot 2 of Providence South Plaza Plat 1" and its associated site-specific Statement of Intent.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward. Name and address for the record, and six minutes for the applicant and groups, three minutes for the individual.

MR. GREENE: Good evening. Andy Greene with Crockett Engineering, offices at 1000 West Nifong Boulevard, Building Number 1 here in Columbia. Coming before you is a minor or, I guess, technically a major revision to a PD Plan consisting of two platted lots, one of which in the middle Lot 2 has got an existing building. That's all staying the same. Basically, nothing on the site is really changing other than the developer and owner, Mr. Wendling, has talked to the North Property Owners Association, gathered support for basically kind of a swap of getting a little bit more uses out of the property, so taking it strictly from mainly office uses, adding in the retail and some of the other uses that were mentioned in the staff report, and kind of a swap for reducing the building height and then, basically, overall square footage reduction in that building. So again, we have, I think, hopefully, the letter of support from the North Neighborhood was included in your packet. Happy to answer any questions that you all may have.

MS. GEUEA JONES: Are there any questions for this speaker? Seeing none. Thank you very

much. Anyone else to speak on this case, please come forward. Seeing none. We will close the public hearing. We will close the public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner Comments. Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: If my colleagues have no further --

MS. GEUEA JONES: Oh, I do.

MR. STANTON: Oh, sorry, Madam Chair.

MS. GEUEA JONES: It's okay. So I just want to point out that this is exactly what I was talking about with these PD Plans that aren't ready to be built. When we passed them, we passed this -- well, not we, but the zoning was put in place in 2000. This particular lot has come back at least twice, possibly three times for different revisions. It is now part of an inter-connected, very complicated process. I think it's maybe the last lot to be developed around that roundabout. There's one more I'm seeing from staff. It is -- and they could have done 99 percent of this stuff with straight zoning at some point. So I -- this is -- when I say I get frustrated with coming back and again and again and again, with revision after revision, and every single time they want to do something, we have to have a hearing about it, this is what I mean. So I just wanted to share that with my fellow Commissioners. If you wanted to know what I get frustrated about, it's this exact thing that I get frustrated about, and it's not the applicant's fault because it's a remnant, so -- Commissioner Placier?

MS. PLACIER: On another note, I think that the applicant has done a good job of reaching out to the homeowner association and gaining unqualified support. And I believe my fellow Commissioner Stanton has often pointed out that's the way to do it.

MS. GEUEA JONES: Very true. Commissioner Stanton or anybody else? Commissioner Stanton, if you're ready now.

MR. CRAIG: Commissioner Wilson isn't back yet. She might have something to say or --

MS. GEUEA JONES: Oh, thank you. Yes. We can wait for a moment.

MR. CRAIG: She might have an objection, you know, so if we could wait for her.

MS. GEUEA JONES: Time that we use briefly. Thank you for noticing that. Oh, would it be all right if we reopened public comment?

MR. CRAIG: That's at the discretion of the Chair.

MS. GEUEA JONES: We will reopen public comment.

PUBLIC COMMENT REOPENED

MS. GEUEA JONES: Please come forward.

MR. WENDLING: Thank you very much. My name is Steve Wendling. I'm actually the owner of the property. My office is at 510 East Green Meadows Road, Suite 201. And I'd like to make a comment. When I bought this property in '99, I really did want straight zoning, but the City was really against straight zoning. PUD was the way to go.

MS. GEUEA JONES: Uh-huh.

MR. WENDLING: So, you know, just ask people to please keep that in mind, and you say, oh, they keep coming back, keep coming back, it kills me. Engineering fees, I love the guy, but they're killing me. So straight zoning would be awesome. So -- and I -- the buffer, it has been a challenge from the very beginning. We have a 25-foot -- and it's not just a buffer, it's actually a no-cut zone, as per the City, and I think Mr. Zenner can speak to that. So anyway, if you have any other questions, I would love to be able to address them.

MS. GEUEA JONES: Just to say -- or, sorry. Just to say I agree with you entirely, and that's why we put the UDC into place so that we would stop pushing people into these PUDs, and I'm sympathetic to your engineering costs. Anybody else for this speaker? No? Thank you very much.

MR. WENDLING: Thank you for your time.

MS. GEUEA JONES: Final call for speakers on this case, or we'll reclose public hearing. Okay. Reclosing public hearing.

PUBLIC HEARING RECLOSED.

MS. GEUEA JONES: Back to Commissioner comment. Commissioner Wilson, did you have a comment on this case? We didn't want to vote until you got back. No. Okay. Very good. In that case, seeing no further comments from the Commissioners, Commissioner Stanton, did you have something you wanted to say?

MR. STANTON: Yes. If my colleagues are done with discussion, I would like to entertain a motion, Madam Chair.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 102-2025, 3101 Carter Lane, major PD revision, I move to approve the proposed PD plan and associated SOI revisions.

MS. GEUEA JONES: Is there a second?

MS. LOE: Second.

MS. GEUEA JONES: Made by Commissioner Stanton, seconded by Commissioner Loe. Is there any discussion on the motion? Seeing none. Commissioner Stanton, when you're ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Ms. Loe, Ms. Wilson, Mr. Walters. Motion carries 8-0

MR. STANTON: Eight yeses, Madam Chair.

MS. GEUEA JONES: That recommendation will be forwarded to City Council.