

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**December 10, 2020**

**Case #09-2021**

**A request by Crockett Engineering Consultants (agent), on behalf of Wendling Development, LLC (owner), for a major amendment to the Providence South Plaza C-P/O-P development plan for Lot 3 of the Providence South Plaza Plat 1. Revisions include adding multi-family dwelling units to the updated statement of intent and a revised layout. A design modification from Chapter 29-4.3 is requested to permit a drive-through window in the front yard adjacent to Green Meadows Road. The PD (Planned Development) zoned property is located on the east side of the intersection of Green Meadows Road and Carter Lane and is addressed 651 E. Green Meadows Road.**

MS. LOE: May we have a staff report, please.

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the revised PD Plan for the Lot 3 of Providence South Plaza, Plat 1, the associated revised Statement of Intent, and the associated design exception to Chapter 29-4.3(i)(2)(iii).

MS. BACON: Pat, do we need two votes for a design exception?

MR. ZENNER: No. It --

MS. BACON: I don't think we do. Right?

MR. ZENNER: Yeah. That was what I was going to comment on. The -- in the description of the project, we referred to design modification. Errantly, it should have been a design exception. So, no, your approval of the development plan statement of intent and the design exception are consistent with what the procedures are for the approval of a PD development plan in general. Design exceptions are typically associated with subdivision related matters only. While the PD plan serves as the preliminary plat, the item being sought to be waived is not a subdivision matter, it is more of a zoning standard. As Ms. Bacon pointed out, the bypass lane provisions in our other use specific standards for drive-throughs are not being sought to be waived, so all of that will be considered as a part of the actual permitting for that particular structure at such time that an application is made. So one vote covering all three elements: Plan, SOI and exception will be fine.

MS. LOE: How very efficient. Before we move on to Commissioner questions, I would like to ask any Commissioner who has had any ex parte related to that case to please share that so all Commissioners have the benefit of the same information. Seeing none, are there any questions for staff?

MS. GEUEA JONES: Sorry. Very quickly, if you can go back to the picture of the plan, where is the entrance to get into all that? How far away is it from the roundabout?

MS. BACON: Okay. So the roundabout is kind of going off the screen. Maybe this other one is better.

MS. GEUEA JONES: It was -- yeah.

MS. BACON: Okay.

MS. GEUEA JONES: We all know it's there.

MR. ZENNER: Immediately to the north of --

MS. BACON: Yeah. So if you come in and then you --

MS. GEUEA JONES: So it is right at the roundabout?

MR. ZENNER: No.

MS. GEUEA JONES: No?

MR. ZENNER: It is up -- if you are familiar with where the existing building is right now that is the multi-tenanted office structure, it's probably 500-plus feet away, if not greater, from the roundabout, which is just off this page.

MS. BACON: Yeah.

MS. GEUEA JONES: Got it.

MR. ZENNER: So --

MS. GEUEA JONES: And then the other one is down to the -- that corner. Yeah. Okay. Thank you. That's all. I -- for some reason there were too many motions on the thing, and I couldn't see it, so thank you.

MS. LOE: Any additional questions for staff? If there are not, we will open the floor to public comment.

#### **PUBLIC HEARING OPENED**

MR. GREENE: Andy Greene with Crockett Engineering, offices at 1000 W. Nifong Boulevard, Building number one. I had a great presentation for you guys, but it's getting a little late here, so I'll just offer to answer any questions. Really what we have is just a -- an update to the current plan, and simply reconfiguring the buildings a little bit and then adding that multi-family two-story units above the retail space as requested. Pretty simple. Again, here to answer any questions.

MS. LOE: Any questions for Mr. Greene? Mr. Stanton, then Mr. MacMann?

MR. STANTON: Beautiful presentation.

MR. GREENE: Thank you.

MS. LOE: Mr. MacMann?

MR. MACMANN: Mr. Greene, can you talk to me about storm water a little bit? What are our challenges here as we slip off to the right there?

MR. GREENE: Right. Exactly. If Rachel wouldn't mind going back to the plan view? So as you see in the northeast corner there is the tree preservation that, you know, slopes down the hill pretty good.

MR. MACMANN: Right.

MR. GREENE: So in between the building and that buffer there, there is storm water management full detention and water quality features provided in that space right there.

MR. MACMANN: Okay. All right. And we're picking up -- was it 44 beds, something like that?

MR. GREENE: It's 28 units, and --

MR. MACMANN: Twelve and sixteen. Right?

MR. GREENE: Yes.

MR. MACMANN: Forty-four. Okay.

MR. GREENE: One bed and two bed. Yes, sir.

MR. MACMANN: All right. Just tell me, Mr. Greene, it's all going to be fine. The sewer is going to handle it fine.

MR. GREENE: Wonderful.

MR. MACMANN: Okay. That's -- that's what I -- we'll -- we will hold you to that. You know that. I'm done.

MS. LOE: Mr. MacMann personally will hold you to that.

MR. MACMANN: Yes, I will.

MS. LOE: Ms. Geuea Jones?

MS. GEUEA JONES: Just very quickly. My compliments on the underground parking. I think that is a creative solution.

MR. GREENE: Thank you.

MS. LOE: Any additional comments or questions? I see none. Thank you, Mr. Greene.

MR. GREENE: Thank you.

MS. LOE: Any additional public comments? If not, we're going to close public comments.

#### **PUBLIC HEARING CLOSED**

MS. LOE: Commission discussion? Mr. Stanton?

MR. STANTON: If my colleagues don't have anything else to say, I'd entertain a motion. As it relates to Case 09-2021, Lot 3, Providence South Plaza Plat 1 PD plan, statement of intent amendment, I move to approve -- move for approval of the revised PD plan for Lot 3 of Providence South Plaza Plat 1, the associated statement --

MR. MACMANN: Of intent.

MR. STANTON: -- statement of intent, and the associated design exception to Chapter 29-4.3(i)(2)(iii).

MR. MACMANN: Second.

MS. LOE: Second by Mr. MacMann. We have a motion on the floor. Any discussion on that motion? I see none. Ms. Carroll, may we have roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing. Motion carries 8-0.**

MS. CARROLL: The vote is eight to approve. Motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council.