



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2021

Re: Columbia Plaza South PD Plan Major Amendment (Case #45-2021)

Executive Summary

Approval of this request would result in an amendment to an existing PD plan to allow the redevelopment of the site with a Culver's restaurant and drive-through.

Discussion

A Civil Group (agent), on behalf of Walters Acquisitions, Inc. (owner), seeks approval of a PD plan amendment to the *Columbia Plaza South PD Plan* to accommodate the redevelopment of the site as a Culver's restaurant with an accessory drive-through along with a design exception to 29-4.3(i)(2)(iii) to allow a service window on the corner side of the proposed building. The approximately 0.77-acre property is located at the southeast corner of Stadium Boulevard and Bernadette Drive, and includes the address 2010 Bernadette Drive.

The applicant is proposing to revise the PD plan by demolishing the former Ruby Tuesday's building and construct a new building to house a Culver's restaurant. The existing building on the site was originally shown as 5,850 square feet whereas new construction will be roughly 4,200 square feet and constructed slightly further north to accommodate an accessory drive-through with a service window on the west side of the building facing Stadium Boulevard. This location is not permitted per 29-4.3(i)(2)(iii), which only allows a service window for a drive-through on the side of a building that does not face a street. The applicant has requested a design exception to this requirement and proposes to screen the window with an additional structure that acts as an extension of the building. Consideration of a "design exception" as part of development plan approval is permissible per the UDC.

The Planning and Zoning Commission considered this request at their January 7, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commission commented that the screening wall elevation provided appeared to be longer the wall shown on the PD plan. Staff clarified that the elevation was not meant to be to scale and was intended to be a draft elevation reflecting the general appearance of the wall. Staff further stated, the PD plan would still control the wall length, which was shown as approximately 23 feet.

After additional Commission and staff discussion relating to the screening wall, a motion to approve the PD plan amendment and design exception subject to the condition that the building will include a screen that substantially captures the architectural rendering provided at the meeting, passed (9-0).



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Since the Planning and Zoning Commission meeting, the applicant has submitted a revised screening wall elevation and PD plan dated 1/20/21 and 1/21/20, respectively. The revised screening wall proposes a design that is a total of 32 feet long, not the original 23 feet, that consists of a center section approximately 16 feet wide and two shorter sections of wall (approximately 8 feet in height) extending 8 feet outward from the center wall section. The center wall section incorporates similar brown cladding features found on the taller wall elements of the proposed building's north and east facades, a stone knee wall, and stone columns. Additionally, the revised wall elevation removes previously proposed windows within the wall.

In reviewing the revised wall elevation for architectural consistency, as required by the PZC recommendation, staff finds its architectural quality to be consistent with that shown during the public hearing. Additionally, the increase in total screening wall length which was supported by some of the Commissioners for added drive-thru window screening.

With regard to the elimination of the windows, staff envisioned the wall without windows to screen the drive-thru window more completely and as such does not view this change as significant. It should be noted that the rest of the building will be subject to the minimum requirements for transparency applicable to a building façade facing a street. Furthermore, with regard to the increased length of the wall, the change results in a more restrictive design element and is believed appropriate given the intent of Section 29-4.3(i)(2)(iii). This change in the wall's length is has been represented on the revised PD plan.

To ensure that the proposed screening wall design (dimensions and architectural treatment) are required at the time of building permitting, the legislation approving the new PD plan for the site should contain a condition that the final construction plans for the new restaurant substantially comply with the revised architectural plans dated 1/20/2021.

The Planning Commission staff report, locator maps, PD plan (dated 12/30/20), elevations, SOI/Ordinance (11/21/1994), PD Plan (11/21/1994), elevations (revised 1/20/2021), PD Plan (revised 1/21/2021) 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
11/21/1994	Approved C-P zoning of property and <i>Columbia Plaza South</i> development plan. (Ord. 014281)

Suggested Council Action

Approve the requested PD Plan amendment to the *Columbia Plaza South PD Plan (dated 1/21/21)* and the associated design exception to Section 29-4.3(i)(2)(iii) subject to final construction plans for the proposed site improvements being substantially compliant with the revised building elevations dated 1/20/20.