

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 18, 2021**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Wendling Development LLC (owner), for 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 drive-through restaurant. The 1.29-acre Planned Development (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. **(Case # 03-2022)**

DISCUSSION

The applicant is seeking approval of a Planned Development (PD) plan and associated statement of intent (SOI) to permit a fast-food restaurant with a drive-up facility. The subject site was zoned PD in 2000 as part of a larger rezoning of approximately 17 acres located east of Providence Outer Road/Carter Lane and south of the Meadows Subdivision. The 17 acres was divided into three areas (A, B and C) and anticipated the general location of the now-present extension of Green Meadows Road east-west through the property. Tracts A and B were zoned C-P for commercial uses, and Tract C was zoned O-P for office uses (see Ordinance #016642, attached, which includes the permitted uses for each tract and a reference map). The subject property was included in Tract A, which permitted "All permitted uses in District C-3 except the following: bowling alleys; farm machinery sales & services; miniature golf courses; mortuaries; armories; bus stations; bars, cocktail lounges and night clubs."

The subject site is vacant and does not have an approved PD plan. The 1.29-acre lot was platted as Lot 2 in its present configuration along with the Macadoodle's site to the west (Lot 1) of the Providence South Plaza Plat 2 in December of 2011. The PD plan and associated SOI per this request will only apply to this lot. The PD plan shall be known as the "PD Planned Development of Lot 2 of Providence South Plaza, Plat 2".

The associated SOI (attached) proposes the following uses for the site: Restaurant with drive-through; office; retail, general; and alcoholic beverage sale. The applicant has indicated a drive-through restaurant with an emphasis on tacos is desired on the site. All of the SOI's proposed uses are consistent with the permitted uses for the site per the 2000 PD zoning ordinance. The "C-3" zoning referenced in the zoning ordinance is most consistent with the present-day M-C zoning district, which permits the proposed uses by right, subject to the respective use-specific standards (Chapter 29-3.3) for restaurants (r), retail general (aa), drive-up facilities (jj), and alcoholic beverage sales (z). The SOI does not request relief from any of the use-specific standards for these uses. The use-specific standards for each use are believed to be met via the design of the site. The drive-up facility use-specific standard (jj) is described in more detail below.

Per the SOI and PD Plan, there will be no residential uses/dwelling units, the maximum building height shall be 30' and building setbacks will be 25' for all sides via a 25' perimeter setback (the 25' perimeter setback was established via the 2011 plat). These standards are generally more restrictive than what is otherwise required by the analogous M-C district, and are permitted per the existing PD zoning. 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 per the code is 1 space for every 200 square feet. As such, 23 spaces are required to be provided ($2,400+400 \text{ SF}/200 = 23$). 44 spaces, inclusive of two "to go", have been show on the PD plan which less than the 200% maximum

allowed by Section 29-4.3 of the UDC. The four required bicycle parking spaces are also provided.

The site has frontage on E. Green Meadows Road and Carter Lane, and is located just to the northwest of the Carter Lane/Green Meadows Road roundabout. Access shall be provided to the site from the west (connecting to the Macadoodle's parking lot) via two points of access utilizing an existing shared-access easement. These two points of access then connect to existing access driveways, located respectively, on Green Meadows and Carter Lane. The site's circulation and access was reviewed and approved by the City's traffic engineering staff.

Sidewalk is existing along the southern frontage of the site and at the lot's northeast corner, and new sidewalk shall be built along the remaining perimeter of the site to complete the network. 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.

In terms of the drive-through feature, the stacking lanes, bypass lane and drive through window location are compliant with the respective sections of the UDC for each element (see Section 29-4.3(i) of the UDC). The site provides a stacking lane of at least 10 feet in width (12' is provided), the service window is not located in the required front or corner side yard, the required stacking spaces more than meet the required number (3 plus the space in front of the window are required and 10 are shown), and a bypass lane is provided so that patrons may exit the drive-through lane at will. The drive-up use-specific standards are enumerated in 29-3.3(jj). As the provisions of 29-3.3(jj)(1) does not apply to the site, only 29-3.3(jj)(2) applies: "All Drive-up Facilities shall be subject to all applicable noise control ordinances". Noise control/projection shall be a part of the audible systems review at the time of permitting.

The conceptual landscaping plan for the site was reviewed by the City Arborist and is believed to be compliant with the requirements of 29-4.4 of the UDC. There are no significant trees on the property. The total open space on the site is proposed to be 38.7%, per the landscaping plan. The SOI mandates that 30% of the site shall be open space, which exceeds the requirement of 15% for PD-zoned property. Stormwater is subject to the City's stormwater quality standards; a 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. Signage shall be in conformance with Section 29-4.8 of the UDC.

No design adjustments or design exceptions are requested by the applicant. No concerns have been cited by the public regarding the proposal.

Conclusion

Staff has reviewed the proposed PD plan and associated SOI, and finds that it meets the technical requirements of the PD District and the UDC.

RECOMMENDATION

Approve the "PD Planned Development of Lot 2 of Providence South Plaza, Plat 2" and associated SOI.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator Maps
- 2) PD Plan (10-29-21)
- 3) SOI Worksheet (10-29-21)
- 4) 2000 PD Zoning (Ord. 016642)

SITE CHARACTERISTICS

| | |
|-------------------------------|----------------|
| Area (acres) | 1.29 acres |
| Topography | Generally flat |
| Vegetation/Landscaping | Turf |
| Watershed/Drainage | Hinkson Creek |
| Existing structures | None |

HISTORY

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|--|---|
| Annexation date | 1969 |
| Zoning District | PD |
| Land Use Plan designation | Commercial |
| Previous Subdivision/Legal Lot Status | for Lot 2 of Providence South Plaza, Plat 2 |

UTILITIES & SERVICES

All utilities & service provided by the City of Columbia.

ACCESS

| Green Meadows Drive | |
|----------------------------|--|
| Location | South side of site |
| Major Roadway Plan | Major Collector (improved and City-maintained) |
| CIP projects | None |
| Sidewalk | Existing |

| Carter Lane | |
|---------------------------|-----------------------|
| Location | North side of site |
| Major Roadway Plan | Local non-residential |
| CIP projects | NA |
| Sidewalk | Required |

PARKS & RECREATION

| | |
|--------------------------------|--|
| Neighborhood Parks | Closest park is Highpointe Park (approx. 500 feet to the northeast) |
| Trails Plan | Site is located to the east of the Providence Road Pedway (located on the west of Providence Road) |
| Bicycle/Pedestrian Plan | Site is located to the east of the Providence Road Pedway (located on the west of Providence Road) |

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on October 13 via postcard. Property owner letters were sent on October 29. 21 addresses were noticed.

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| Public information meeting recap | Not held due to COVID 19 protocols. |
| Notified neighborhood association(s) | The Meadows, Huntridge, and Stadium Heights Homeowner Associations |
| Correspondence received | Two phone calls with questions, no concerns cited and no written correspondence |

Report prepared by Rachel Smith

Approved by Patrick Zenner