



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2020

Re: Lot 3 of Providence South Plaza, Plat 1- PD Plan (Case #9-2021)

## Executive Summary

Approval of this request will result in the approval of a new PD plan, with an associated design exception, and approval of an updated statement of intent for Lot 3 of Providence South Plaza, Plat 1.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Wendling Development, LLC (owner), seek approval 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. The resulting Planned Development (PD) Plan for this property shall be known as "PD Planned Development of Lot 3 of Providence South Plaza, Plat 1", and the request includes an associated design exception and updated statement of intent (SOI). The subject 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.

The intent of the request is to add multi-family dwelling units to the property with a slightly revised site layout to accommodate the apartments and parking. A design exception from Section 29-4.3(i) (2) (iii) is requested to permit a drive through window in the front yard adjacent to Green Meadows Road. The granting of this exception is permitted as part of the PD plan approval process and is discussed briefly below and more fully in the Planning and Zoning Commission staff report.

In terms of the revised site plan, the revisions are generally minimal in terms of building footprints, with the greatest change being the addition of two stories of multi-family apartment units on a single 21,047 building footprint that was previously shown as two adjacent, one-story buildings of 12,000 square feet each. The basement storage of these buildings has been replaced with parking for the apartments, and the first floor remains in retail use.

The parking and internal circulation on the site has been modified to go from 119 to 128 parking spaces to fit the new use-mix. The proposed shopping center sign remains in the same general location, as previously approved, at the northwest corner of the site and will conform to the standards for "shopping center signs" with a maximum height of 24-feet and sign area of 160 square feet.

The updated SOI for the property is in the current UDC required format, and the requested uses are not believed to be any more intense than those permitted under the previously



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701 East Broadway, Columbia, Missouri 65201

approved zoning which allowed all C-1 uses. It should be noted the new SOI specifically calls out a restaurant with a drive thru as a permitted use. The former C-1 district permitted drive thru uses without a conditional use permit (CUP). This specific "call-out" will permit a drive thru for the restaurant without having to acquire a CUP. The drive thru restaurant was identified on the original 2010 PD plan and all subsequent minor amendments thereafter and has been consistently shown in generally the same location with similar design as on the current plan. A single revision to the drive thru restaurant has been the addition of a bypass lane for enhanced circulation and compliance with the UDC.

The SOI carries forward the same building height limit (40 feet) and perimeter setback (25 feet) from the previous SOI. The multifamily dwelling units added to SOI and PD plan include 12 1-bedroom and 16 2-bedroom units, for a total density of 11 dwelling units per acre. The required parking for the mix of retail, restaurant and multi-family units is met at 128 auto parking spaces and 12 bicycle parking spaces. A minimum of 15% of the site will be landscaped, and the landscape plan is believed to meet all code requirements.

## **DESIGN EXCEPTION:**

As a part of the PD Plan approval, the applicant seeks a design exception to permit the drive-thru window for the restaurant to be located adjacent to the Green Meadows Road frontage with service from said window being provided within the front yard setback. Staff, after review of the applicant's supplemental information regarding the exception request, concurs with the applicant's comments regarding the location of the drive thru. Such location does not impact overall site circulation or site safety. Furthermore, no safety concerns were identified relating to pedestrian or automobile movements given the drive-thru location.

The Planning and Zoning Commission considered the PD plan amendment, updated SOI, and design exception at their December 10, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke at the public hearing. Following limited discussion on the PD plan amendment, a motion to recommend **approval** of the PD plan and associated SOI and design exception passed (8-0).

The Planning Commission staff report, locator maps, PD Plan, SOI worksheet, design exception correspondence, previously approved zoning and SOI (Ord. #16642), original OP/CP Plan (2010), current (amended) OP/CP Plan (2016), and meeting minute excerpts are attached for review.



## 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
04/05/2010	Approved renaming the Providence Village South O-P/C-P Development Plan to Providence South Plaza O-P/C-P Planned Development; and renaming the Final Plat of Providence Village South Plat 1 to Providence South Plaza Plat 1 (Ord. 20587)
10/16/2000	Approved PD zoning for the property (Ord. #021954)

## Suggested Council Action

Approve 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 Section 29-4.3(i)(2)(iii), as recommended by the Planning and Zoning Commission.