

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 20, 2025**

SUMMARY

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 & 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.

DISCUSSION

The applicants are seeking approval of a major revision to the existing Providence South Plaza PD Plan to modify the statement of intent (SOI) for the entirety of the site and modify the proposed structure on Lot 1A, as well as site features on Lot 1A. The requested statement of intent modification is to allow many of the commercial uses permissible by-right in the M-N (Mixed-use Neighborhood) zoning district and maintain the existing institutional uses.

The site is bordered by PD zoning in every direction, but the PD to the north is The Meadows, a PUD subdivision, while the PDs to the south, east, west are all former C-P's now PDs. Lot 1A and 2 were zoned PD in 2000 along with Lot 3 to the southwest, but a PD plan for the Lots 1A and 2 was not submitted until 2009, at which time, the existing 1-story (with basement) 7,200 sq. ft structure on Lot 2 was constructed. The structure contains O-1 (office) uses as allowed by the current SOI. The proposed structure on Lot 1A has not been developed.

The PD was renamed to Providence South Plaza in 2010 and has undergone various “minor” amendments thereafter. The amendments did not propose changes in use or increased intensity/scale of use on Lots 1A or 2. The most recent minor revision for Lots 1A and 2 was approved in 2016 (see attached). A “major” amendment to Lot 3 of the overall PD-zoned area occurred in 2021 (Ord. 024481) resulting in expanded uses for commercial purposes and modified the building placement on the lot (see attached). This amendment did not include Lots 1A and 2. The expanded uses on Lot 3 included multi-family dwellings, drive-up facilities, restaurants, personal services, offices, alcoholic beverage sales, retail, artisan industries, indoor recreation/entertainment facilities, and physical fitness centers.

The proposed modifications to the existing 2016 PD plan for Lots 1A and 2 are limited to a change in site features and a decrease in building scale on Lot 1A, which could have been facilitated by a “minor” amendment if limited to just Lot 1A. However, given the applicant is seeking a modification to the uses permitted on both Lots 1A and 2 this “major” amendment was triggered.

The 2016 PD Plan for the subject site illustrated the structure on Lot 1A (lot 1 at the time) as being 2 stories, 9,600 sq. ft of O-1 uses and 4,800 sq. ft of storage. Lot 1A was created through final platting of Providence South Plat 3 in 2014. The current proposal seeks approval of the following changes as it relates to structure on Lot 1A and its site features:

- Decreasing total structure size from **14,400 total sq. ft over 2 stories to 9,000 sq. ft over 1 story.**

- Relocation of a dumpster near the northwestern corner of the site
- Adding one additional paved parking space to the westernmost parking pad that illustrates 2 spots on the previous PD

The 25-foot vegetated buffer on the northern edge of the site is to remain, and tree protection barriers are to be installed per the City Arborist's recommendation in 2009. No additional significant tree analysis was required to be performed as the previously approved 25-foot vegetated buffer was not disturbed from previous plan amendments and will not be affected by this amendment. The existing climax forest protection area in the northeastern portion of this site is to remain per the previously approved 2016 plan amendment. The applicant has implied all other aspects of landscaping are compliant with standards outlined in 29-4.4 of the UDC.

The SOI states that the site is to maintain 30% open space/landscaping. Maximum building height is listed as 40 feet, but the PD plan only illustrates the building being one story. Internal setbacks are established at 0 feet, while setbacks are 25 feet from all points of the exterior property line, including from street right of way line.

Given Lots 1A and 2 have not had a modification to their SOI since adoption of the Unified Development Code in 2017, many of the previously allowed O-1 uses do not have an identically defined use per the use table presently. Therefore, it is difficult to be entirely exact when asserting what uses are being 'lost' and what uses are being 'added' when basing all comparisons from post 2017 UDC definitions for uses. Nonetheless, the following table illustrates all uses the applicant is requesting within the proposed amendment at this time and whether that use is considered 'new', or 'retained' per the permissible uses in the O-1 zoning district.

Use	Use Type	New/Retained
Pet Store or Pet Grooming	Commercial	New
Restaurant	Commercial	New
Indoor Recreation or Entertainment	Commercial	New
Physical Fitness Center	Commercial	New
Alcoholic Beverage Sales	Commercial	New
Pawn Shop	Commercial	New
Retail, General	Commercial	New
Veterinary Hospital	Commercial	Conditional uses from O-1
Accessory structures (A)	Commercial	Conditional uses from O-1
Family Day Care Center	Public/Institutional	Retained
Elementary/Secondary School	Community Service	Retained
Higher Education Institution	Community Service	Retained
Religious Institution	Community Service	Retained
Public Utility Services, Minor	Utilities and Communications	Retained
Bank and Financial Institution	Commercial	Retained
Consumer Lending Institution	Commercial	Retained
Office	Commercial	Retained
Personal Services, General	Commercial	Retained

Per planning staff analysis, uses that would be considered 'new' are pet store/grooming, restaurant, indoor recreation/entertainment, physical fitness center, alcoholic beverage sales, pawnshop, and retail – general. Veterinary hospital and accessory structures are listed as 'conditional' in the O-1 district. Lot 3, the lot to the southeast of these two lots, allows all of these 'new' uses presently with the exception of 'Pawn Shop', and veterinary hospitals. All other uses are listed as a continuation of existing permissible uses.

While these uses would constitute an increase in intensity from the former O-1 uses authorized in 2000, when considering the reduction in building footprint, particularly the removal of one floor of use, the structure and uses are believed to be consistent with what exists around the site or would be permitted to be built around the site and are not seen as creating a negative impact upon the existing character of neighboring subdivisions. Provided the landscaping and buffering requirements presently required by the PD plan are met and the climax forest and vegetated buffers are retained, both of which separate this development from neighboring residential development to the north, impacts from increased commercial uses are unlikely to be borne by the residents of that subdivision. Traffic impacts, again considering the decreased building size, are unlikely to be increased substantially from what was considered in 2000.

The SOI has been updated to accommodate requirements for access, parking, utilities, and waste collection for each of the resulting lots on the subject site. Compliance with parking requirements will still be maintained throughout the entire subject site (Lots 1A, 2, and 3 combined). The additional uses are consistent with the site's designation within Columbia Imagined as a combination of a commercial, employment, and neighborhood district. While the subject site does not propose any residential uses, it does contain uses supporting residential development, namely institutional uses, which are encouraged by the neighborhood district classification.

The proposed revisions have been reviewed by internal and external staff and found to comply with the requirements of the UDC as they relate to PD Plan revisions. Staff is supportive of the proposed modifications to both the SOI and the PD plan.

RECOMMENDATION

Approve the revised PD Plan to be known as "PD Planned Development of Lot 1A of Providence South Plaza, Plat 3 & Lot 2 of Providence South Plaza, Plat 1" and its associated site-specific Statement of Intent.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Development Plan
- Statement of Intent Worksheet
- 2000 C-P/O-P Rezoning & Statement of Intent
- 2016 Minor Amendment for Lots 1A and 2
- 2021 PD Amendment to Lot 3

SITE CHARACTERISTICS

Area (acres)	2.93 acres
Topography	Sloping up towards northeast
Vegetation/Landscaping	Exists where illustrated on PD plan, north edge of site, northeast corner
Watershed/Drainage	Hinkson
Existing structures	Lot 2 Structure

HISTORY

Annexation date	1969
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial, Employment, Neighborhood
Previous Subdivision/ Legal Lot Status	Providence South Plaza Plat 1, Providence South Plaza Plat 3

UTILITIES & SERVICES

Site served by all City services.

ACCESS

Carter Lane	
Location	Along southern edge of property
Major Roadway Plan	Local Nonresidential
CIP projects	None
Sidewalk	Sidewalks present

PARKS & RECREATION

Neighborhood Parks	Rock Bridge Park, Highpointe Park
Trails Plan	South Providence
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

All property owners within 185-feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on March 3, 2025. 10 letters were distributed. Public hearing ad published within the Columbia Tribune on March 4, 2025.

Notified neighborhood association(s)	Stadium Heights, Meadows
Correspondence received	None

Report Prepared by David Kunz

Report approved by Patrick Zenner