

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 18, 2024**

SUMMARY

A request by Crockett Engineering (agent), on behalf of Spirits of Columbia Properties, LLC (owner), for approval of a major PD Plan and Statement of Intent (SOI) revision to the "Macadoodles CP Plan" seeking approval to convert an unused, on-site sign location in the NW corner of the property to an off-premise sign location for the exclusive use of Lot 2 of Providence South Plaza Plat 2 which is presently occupied by Tacos 4 Life. The revised PD plan will be known as "Macadoodles PD Plan Revision #1". The approximately 1.73-acre subject site is located at the northeast corner of S. Providence Road and E. Green Meadows Road and is addressed as 455 E. Green Meadows Road. **(Case # 126-2024)**

DISCUSSION

The applicants are seeking approval of a major revision to the 2013 approved CP Plan (now PD Plan) for Macadoodles as well as its governing Statement of Intent (SOI). At the time of approval, the PD Plan authorized the construction of a retail building (i.e. Macadoodles) and a fueling center on the 1.73-acre lot. Additionally, the site plan and SOI identified 3 permitted sign locations which included one at the site's northwest corner, one within center along S. Providence Road, and one in the site's southwest corner. As of today, the signs in the center of the property and southwest corner have been constructed.

The focus of the requested plan amendment and SOI revision is upon the sign location within the northwest corner of the site. Additionally, the plan and SOI have been updated to conform to the current PD requirements implemented following the adoption of the UDC in March 2017. No other changes are proposed with this revision and the existing retail building and fueling center will remain unaltered.

Prior to the sale of the lot upon which Macadoodles is located, the parent acreage was divided into two lots. This platting action occurred in December 2011 and created Lot 1 (Macadoodles) and Lot 2 (Tacos 4 Life). As a part of the sale contract associated with Lot 1, the then property owner of the parent acreage negotiated to retain the right to install a sign on Lot 1 for the benefit of Lot 2. This arrangement was negotiated given Lot 2 would be created with no frontage along S. Providence Road. This arrangement was not made know at the time of the Macadoodles CP Plan and SOI approval in 2013. As such, no provision was made to permit what is considered an "off-premise" sign to be located upon the Macadoodles lot which would have been possible pursuant to the standards of then Chapter 29 and which are still permitted by sec. 29-4.8(f)(ix) of the current UDC.

Section 29-4.8(f)(ix) of the UDC states that in a PD District that allows non-residential uses the applicant can request and Council can approve site-specific signage standards unique to the development. In the absence of site-specific standards, signage requirements consistent with the intended development type (i.e. office, commercial, etc) would be applied to the property. Given this provision, the 2013 omission, and the now developed nature of Lot 2 with Tacos 4 Life, the original property owner (also the owner of Lot 2) and the applicant seek to amend the 2013 development plan and SOI.

In essence, the request seeks to allow the inactive on-site sign location in the northwest corner of the site to be used as an "off-premise" sign by Lot 2 exclusively for the purposes of advertising the business on that lot. The sign area (64 sq. ft.) and height (12-feet) approved with the 2013 Macadoodles CP Plan are not proposed to be altered. This proposed change has been reflected on the development plan under the "Signage" heading and within the SOI where the former signage standards were identified. The existing two

signs being used by Macadoodles will not be modified in any way should this revision be approved.

As noted, given the signage revision triggers a “major” amendment to the 2013 CP Plan the entire plan and its SOI are being updated to ensure conformity with the 2017 UDC provisions relating to PD developments. As a result, the SOI has been converted to include only uses consistent with the original “commercial” intent of the development (originally approved for all C-3 uses). Several non-relevant uses were removed from the permitted use list given the site’s developed condition and adjoining development context.

The conversion of the unused on-site signage location to an “off-premise” sign location exclusively for Lot 2 of the same subdivision is seen as appropriate given other potential scenarios that could have been pursued to allow this modification. Requiring the applicant to seek a variance from the Board of Adjustment was considered as one option as well as possible consolidation of all site signage to a single location. After further evaluation of these options, when weighed against the language of sec. 29-4.8(f)(ix), it was concluded that processing this amendment was most appropriate for all parties involved. A formal amendment to the PD Plan and SOI ensures that the conversion of signage types is tied specifically to these two lots given their somewhat “conjoined” nature. Furthermore, the conversion results in no greater number of signs on the Macadoodles lot, but rather creates a means by which to allow signage to a “second-tier” lot along a major transportation corridor.

The location of the future sign, regardless of classification, is such that its installation will not have negative impacts upon adjoining residential development to the northeast given the sign area and height are to remain unchanged from the prior approved use. Should the amendment not be supported, it is likely that the owners of Tacos 4 Life would seek a variance to permit signage visible to the S. Providence corridor which would be more impactful to adjoining development than what has been proposed.

RECOMMENDATION

Approve the proposed PD Plan and SOI revisions to allow the conversion of the on-premise sign location in the northwest corner of Macadoodles CP Plan to be converted to an “off-premise” sign location for the exclusive use of Lot 2 of Providence South Plaza Plat 2 presently improved with Tacos 4 Life.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Development Plan
- Statement of Intent

SITE CHARACTERISTICS

Area (acres)	1.73 acres
Topography	Gradually sloping downward from west to east
Vegetation/Landscaping	Cleared for development
Watershed/Drainage	Hinkson Creek
Existing structures	Retail building & fueling center

HISTORY

Annexation date	1969
Zoning requests	1969: Original zoning A-1, R-3, & C-1 2000: Rezoned majority of site to C-P, allowing C-3 uses, with a few exceptions. 2008: Rezoned remnants of land resulting from MoDOT ROW vacation and frontage road realignment, from O-P, C-P (C-1 uses), & A-1 to C-P with same uses & restrictions as 2000 rezoning. 2011: Approved C-P Development Plan of Ill Forks Prime Steakhouse 2013: Approved Macadoodles C-P Development Plan
Land Use Plan	Commercial District
Lot status	Lot 1, Providence South Plaza Plat 2

UTILITIES & SERVICES

Site served by all City services.

ACCESS

Green Meadows Road	
Location	South side of site
Major Roadway Plan	Major collector street (improved with curb/gutter). No additional ROW or improvements needed.
CIP projects	None
Sidewalk	8-ft wide pedway sidewalk in place along north side

Providence Road	
Location	West side of site
Major Roadway Plan	Expressway (unimproved; MoDOT-maintained). No additional ROW is required.
CIP projects	None
Sidewalk	Sidewalk installed

Providence Outer Road (aka Carter Lane)	
Location	North side of site
Major Roadway Plan	Local non-residential street (improved; City-maintained). No additional ROW required.
CIP projects	None
Sidewalk	Sidewalk installed

PARKS & RECREATION

Neighborhood Parks	Highpointe Park is 600 feet northeast of the site
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	Pedways exists along west side of Providence Rd

PUBLIC NOTIFICATION

All property owners and City-recognized neighborhood associations within 185-feet and 1,000-feet, respectively, of the subject property were notified by letter. 16 letters were distributed. The property was posted on April 5, 2024 and notice was published in the Columbia Tribune on April 2, 2024. No correspondence has been received.

Report Prepared/Approved by Patrick Zenner