

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
April 18, 2024

Case Number 126-2024

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-premises 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.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of 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.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Commissioner Placier?

MS. PLACIER: I realize that we seem to be limited for the location of that sign to be on that north point, but in terms of directing traffic toward Tacos 4 Life, especially if you're driving north on Providence, it's not great. I mean, it's, I guess, the best of a bad situation, but it's -- and I guess it is technically legal, but it just doesn't make sense to me in terms of --

MR. ZENNER: Placement of the -- placement of the sign as you are traveling northbound north of the intersection of Green Meadows, yes, I understand that. Considering that Carter Lane has access just beyond where the point is, that allows you to come back so you can make a right-hand turn after you've passed the intersection, and Tacos 4 Life does have a back entrance off of Carter to be able to get to it. So if you --

MS. PLACIER: Say whoops.

MR. ZENNER: Yeah. I missed it, I passed by it, I can get back to it by making the turn on Carter.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We'll open the floor to public hearing.

PUBLIC HEARING OPENED

MR. GREENE: Good evening. Andy Greene with Crockett Engineering. Our office is at 1000 West Nifong Boulevard, Building Number 1, here in Columbia. Well said, Pat. Quite the mouthful and great explanation of the background history of this project. And basically, this sign was always the intent of the original developer. With the subdivision in mind, creating the second tier lot, it was always a -- a preference to have a sign up there to promote the business that would eventually go there. As we come to find out when we tried to start building the sign, we've got to do this amendment to add it to this PD Plan. Happy to answer any questions, but essentially, we're keeping the same size sign in the same location, just with an offsite.

MS. GEUEA JONES: Any questions? Seeing none. Thank you very much. Anyone else from the public to come and speak on this case?

MR. WENDLING: Good evening. My name is Steve Wendling. My office is at 510 East Green Meadows Road, Suite 201. And I happen to be the original landowner that did the original platting. And the intent was at the same time, just as Mr. Zenner described, was to use that for the second-tier lot. So I don't have anything much more to say other than say why, if you had questions for the goofy guy that did this in the first place.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing none. Thank you very much. Is there anyone else to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Is there any comments from the Commissioners? Commissioner MacMann?

MR. MACMANN: If my fellow Commissioners have no other questions or concerns, I have a motion. In the matter of Macadoodles CP Plan, a revision to the -- a major revision to the CP Plan and a revision to the SOI, Case 126-2024, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Motion was made by Commissioner MacMann, seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Mr. Ford, Ms. Wilson, Ms. Loe, Mr. Stanton, Mr. Dunn, Mr. MacMann, Ms. Carroll. Voting No: Ms. Placier. Motion carries 8-1.

MS. CARROLL: We have eight yes and one no. The motion carries.

MS. GEUEA JONES: That recommendation will be forwarded to City Council.