



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: MBS South OP Plan – Major Amendment (Case #18-175)

Executive Summary

If approved, a new PD Plan entitled “Boone County Family Resources PD Plan” will be adopted for property located at 2700 Ash Street allowing construction of a 37,000 square foot office building and a 156 space parking lot. Additionally, approval would grant two design exceptions from the UDC pertaining to parking lot landscaping and entry door placement. The new PD Plan replaces the 2015 approved O-P Plan for subject property.

Discussion

Simon & Struempf Engineering (agent), on behalf of MBS Realty Partners, LP (owners), is requesting a major amendment to the existing “MBS O-P Plan” and approval of a new PD Plan to be known as the “Boone County Family Resources PD Plan”. The applicant is also seeking design exceptions from Section 29-4.4(f) and Section 29-4.6(c)(1) of the UDC pertaining to parking lot landscaping and entry door placement, respectively. The 2.44 acre site is located on the south side of West Ash Street between Heather Lane and Fairview Road and is addressed as 2700 West Ash Street.

The purpose of the amendment is to facilitate the sale of the subject property to Boone County Family Resources (BCFR) for the purpose of relocating their administrative offices from downtown Columbia. The proposed PD plan revisions will permit the site and its proposed development to accommodate BCFR’s current and future needs. The original O-P plan, approved in 2015, was intended to offer supplemental office space for MBS operations on the north side of Ash Street which has been determined as no longer necessary.

The proposed plan would increase the gross floor area of the building from 27,000 square feet to 37,000 square feet to accommodate a two-story building on a walkout basement with a maximum building height of 50-feet. The prior plan had a height limit of 45-feet. The applicant states that these increases are necessary to meet the current spatial needs and allow expansion space for BCFR.

In addition to floor area and height increases, parking is proposed to be increased from 129 total spaces to 156 spaces. As a result of the plan changes, stormwater detention must be relocated from an at-grade location to an underground storage facility. All other design parameters are to be compliant with the original statement of intent for the “MBS O-P Plan.”

The MBS O-P Plan was approved before the adoption of the UDC and contained a number of design features that are no longer permissible. Pursuant to the UDC’s PD procedures, the



City of Columbia

701 East Broadway, Columbia, Missouri 65201

applicant is seeking design exceptions from the provisions of Section 29-4.4(f) [Parking Lot Landscaping] and Section 29-4.6(c)(1) [Entries] of the UDC, respectively, to allow these former design features to be carried forward into the new development.

Section 29-4.4(f) of the UDC requires any parking areas containing more than 100 spaces to include interior landscaping equivalent to ten percent (10%) of the paved area with such areas being no less than ten (10) feet wide and graded below the elevation of the paved area to accept stormwater runoff. The PD Plan initially proposed a 6-foot wide landscape strip and 2,400 square feet of interior parking lot landscaping. During the Planning Commission's public hearing, the applicant amended the requested design exception to provide an 8-wide landscape strip and 4,060 square feet of interior parking lot landscaping. These modifications resulted in interior landscaping being equal to 8% of the paved area without the loss of any proposed parking.

Section 29-4.6(c)(1) requires that a principal building shall have one or more operating entry doors facing and visible from the an adjacent public street. The applicant seeks approval of a design exception from this provision due to the constraints of the long, narrow property and to maintain conformance with the prior MBS O-P Plan approval. The bulk of site users will travel to the building via car and enter from the parking lot. Furthermore, pedestrian access to the site will be provided from the existing sidewalk and bus stop along Ash Street to the east-facing entrance. While the entrance orientation is inconsistent with the strict application of the UDC's provisions, the entrance is nonetheless visible from Ash Street and will be a focal point along the building's eastern façade given its location under a covered canopy.

Columbia Imagined designates the subject property and those to the west and north as Employment District. Property to the east is designated as Commercial District. Property to the south is designated as Residential District and is improved with the Broadway Christian Church campus. Given these contextual uses and future land use designations, the proposed office building would be an appropriate use in this location. Additionally, the proposed change is not for speculative purposes, but rather to address an immediate plan for development by a social services organization.

At its September 20, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. A representative of BCFR explained how the proposed PD Plan would accommodate their 10-year projected growth plan, and indicated that the increased parking would serve the needs for both employees and clients.

Following limited additional discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the requested PD Plan, the amended design exception from Section 29-4.4(f) pertaining to parking lot landscaping, and the design exception from Section 29-4.6(c)(1) pertaining to entry door placement.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

A copy of the Planning and Zoning Commission staff report, locator maps, revised PD Plan (dated 10/4/18), original PD Plan (dated 9/14/18), statement of intent, design parameters, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
1/8/2015	Approved "MBS South O-P Plan" (Ord. # 22316)

Suggested Council Action

Approve the proposed "Boone County Family Resources PD Plan" and the associated design exceptions, as recommended by the Planning and Zoning Commission.