

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 5, 2017**

**SUMMARY**

A request by A Civil Group (agent), on behalf of Cherry Hill Dental Associates (owners), for approval of a PD development plan to be known as “Gadbos Professional Offices”. The 1.36-acre property is located at the northwest corner of Nifong Boulevard and Santiago Drive. **(Case 17-228)**

**DISCUSSION**

The applicant is seeking approval of a PD (Planned District) development plan for a 1-lot development for a two-story professional and medical office building, with a gross floor area of 18,310 square feet. The top floor of the building is planned to be occupied by Cherry Hill Dental Associates (the applicant’s business) and the first floor is speculative office space. Parking is provided in accordance with the requirements of the Unified Development Code, for medical office uses.

The subject lot was previously included in the Premier Bank Bethel Banking Center C-P plan as a vacant development lot. Access to the property is to be provided from Diego Drive, from the north. Sidewalks exist along all street frontages and pedestrian connections are provided where possible.

Columbia Imagined identifies the property as lying within the Commercial District. The proposed development plan and use would be consistent with the requirements of the comprehensive plan. Adjacent uses include vacant land to the north and south, a banking center to the west, and a daycare to the east.

The applicant is proposing signage in excess of what is typically permitted for standard office uses in a mixed-use zoning district which is permitted since this property is zoned PD. Approval of such a request requires a recommendation of approval by the Planning Commission and final authorization by the City Council.

In situations where increased signage is sought, staff evaluates such a request against the maximum signage allowed in the most comparable non-PD district with comparable roadway frontages. In this instance and based upon the prior C-P designation of the property, the most comparable non-PD district that would be M-C (Mixed-Use Corridor).

According to Table 4.8-3, of the UDC, a commercial property is permitted to select a maximum of two types of signs (wall, projecting, roof, or freestanding) for the purposes of on-site advertising. Table 4.8-3 provides that if a freestanding sign is chosen one may be placed on each of the property’s street frontages. All signage is further restricted by height and maximum

area requirements specified in either Tables 4.8-8 (Free Standing Sign Regulations) or Table 4.8-9 (On Premise Wall, Canopy, and Awning Signs).

The applicant is proposing two 64 square foot, 12 foot tall, freestanding signs facing Nifong and two 48 square foot, 12 foot tall, freestanding signs facing Diego Drive to the north. This request violates the provisions of Table 4.8-3 by placing two freestanding signs on a single street frontage. The area and height of the signs is consistent with the general provisions of Table 4.8-8. Staff does not find there is a compelling reason to support the increased signage on either frontage given the ability of the permitted single freestanding signs to be deigned to accommodate multiple tenant signage blanks.

Additionally, the applicant is proposing two 128 square foot wall signs facing east and west (not on Nifong frontage). This amount of signage violates the maximum area permitted per Table 4.8-9 (64 sq.ft.) since a freestanding sign is proposed for the property. Furthermore, the proposed area violates special signage provisions applicable to construction along Nifong Boulevard west of Monterrey Drive. Staff does not find a compelling reason that such signage should be permitted.

Staff has further evaluated the statement of intent for the Premier Bank (now First State Community Bank) C-P Plan, the adjacent property to the west, to provide added perspective regarding the applicant's signage requests. The signage standards approved for the property are in line with the current provisions of the code. The approved signage for the adjacent development is as follows:

**Freestanding**

Diego Drive – 24 square feet  
Bethel Drive – 32 square feet  
Nifong Boulevard - 64 square feet

**Wall**

Diego Drive – 14 square feet  
Bethel Drive – 32 square feet  
Nifong Boulevard – 14 square feet

Therefore, while the Premier Bank C-P Plan allowed one freestanding and one wall sign on each street frontage, no frontage was permitted to exceed a total of 78 square feet in combined signage. The Nifong Boulevard frontage was allowed the 78 feet, Bethel Drive was permitted a total of 64 square feet, and the Diego Drive frontage was permitted 38 square feet.

Staff does not support the additional signage on the subject property, or the location of wall signage on the west end of the building where no street frontage exists. Staff finds the proposed signage to be excessive and out of character with the surrounding land uses and existing signage. Staff would prefer that the signage on the Gadbois property remain similar in size and character to that on the FSCB property to the west. The two properties contain similar uses, with the bulk of traffic flow coming from Nifong Boulevard onto Diego Drive to enter the two properties.

Staff has reviewed the proposed PD development plan and finds it meets all technical requirements of the PD District and the Unified Development Code with the exception of the requested increases in signage.

**RECOMMENDATION**

Approval of the “Gadbois Professional Offices PD Plan” subject to the revision of the signage notation shown on the plan and within the design parameters to indicate that signage shall comply with Table 4.8-3 and the provisions of Section 29-4.8(f), Table 4.8-8 and Table 4.8-9 of the Unified Development Code.

**ATTACHMENTS**

- Locator maps
- Gadbois Professional Offices PD Plan
- Design Parameters Worksheet

**HISTORY**

<b>Annexation date</b>	1966
<b>Zoning District</b>	PD (Planned District)
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 3A, Replat of Lot 3, Rockbridge Subdivision Block V

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.36 acres
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Turf
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

All services provided by the City of Columbia

**ACCESS**

<b>Nifong Boulevard</b>	
<b>Location</b>	Along southern edge of property
<b>Major Roadway Plan</b>	Major Arterial
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks in place

<b>Santiago Drive</b>	
<b>Location</b>	Along eastern edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks in place

<b>Diego Drive</b>	
<b>Location</b>	Along northern edge of property
<b>Major Roadway Plan</b>	N/A
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks in place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Cosmo-Bethel Park, ~¼ mile south; Rock Bridge Park, ~¼ north
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A