

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 21, 2019**

SUMMARY

A request by Anderson Engineering (agent), on behalf of THF Bearfield 63 (owner), seeking approval of a PD (Planned Development) plan to be known as “Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan”. The plan proposes development of a Scooter’s Coffee Drive-up on upon approximately 0.5 acres in the southeastern corner of Lot 1B-1 of the Administrative Replat of Bearfield Plaza Subdivision, Plat 1-B which contains a total of 3.59-acres. The property is generally located northeast of the Grindstone Parkway and Bearfield Road intersection, with proposed access from the private drive extending between the Old Highway 63/Chinaberry Drive traffic circle and Grindstone Parkway. There are no immediate plans to develop the remaining 3+/- acres on the west side of the private drive. **(Case #74-2019)**

DISCUSSION

The applicant is requesting approval of a PD Plan to allow for a Scooter’s Coffee on the triangularly-shaped 0.5 acre portion of Lot 1B-1 between the private drive, Grindstone Parkway, and the Tiger Express Carwash. The building will be 550 square feet, 19’ tall, and provide 5 parking spaces. The UDC requires 1 space for each 200 sq. ft of GFA. The proposed development will be accessed from the existing private drive between the Old Highway 63/Chinaberry Drive roundabout and the right-in/right-out access at Grindstone Parkway.

There are no immediate plans for development on the remaining +/- 3 acres of the lot to the west of the proposed Scooter’s. The proposed PD plan identifies this area as “Future Development Area”. Any future development on the remainder of the lot will require approval of an updated PD Plan. This pattern of proposed development is consistent with the incremental development that has previously occurred on the site. The PD Plan for the Tiger Express Carwash (Lot 2 of the Bearfield Plaza Subdivision) approved in 2006 and did not include building envelopes or site development details for proposed development of this site (then Lot 1 of the Bearfield Plaza Subdivision).

The building, site features and use are consistent with the existing SOI approved as part of the 2005 rezoning to PD. As part of this development plan’s approval, the applicant will be required to complete the existing sidewalk construction along the overall parcel’s Bearfield Road frontage. Completion of this gap will result in the connection of existing sidewalk along Grindstone Parkway to sidewalk along S. Old Highway 63. Signage, stormwater management, landscaping and lighting, as shown on the plan, are consistent with the UDC’s requirements.

Staff has reviewed the proposed PD Plan and finds it meets the technical requirements of the PD District, associated SOI, and the UDC.

RECOMMENDATION

Approval of the Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan
- PREVIOUSLY APPROVED - Statement of Intent

SITE CHARACTERISTICS

Area (acres)	3.59
Topography	Generally flat
Vegetation/Landscaping	None
Watershed/Drainage	Grindstone Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	PD
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Currently platted

UTILITIES & SERVICES

All services provided by the City of Columbia

ACCESS

Private Drive	
Location	West side of site
Major Roadway Plan	NA; no additional ROW or sidewalk required for a private drive.
CIP projects	None
Sidewalk	Sidewalk required to be built on Bearfield. Existing sidewalk on Grindstone.

PARKS & RECREATION

Neighborhood Parks	Within ½ mile of Rock Quarry and Nifong Parks.
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Existing pedway on Old Highway 63.

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on February 26, 2019.

Public information meeting recap	Number of attendees: 2 applicant representatives Comments/concerns: None
Notified neighborhood association(s)	Grindstone/Rock Quarry Neighborhood Association and Bluff Creek Estates Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Rachel Bacon

Approved by Patrick Zenner