

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 22, 2018**

**SUMMARY**

A request by Jaime Coleman (agent) on behalf of Pompie, LLC (owner) to revise the Statement of Intent for property within *The Colonies Lot 101 & 102 OP Plan* to allow “Personal Services, General” as an additional use. The 1.1-acre property is located on the east side of Colony Drive, approximately 400 feet north of the Forum Boulevard and Katy Lane intersection, and is commonly addressed as 2614 Forum Boulevard. (Case #18-68)

**DISCUSSION**

The applicant is requesting to add “Personal Services, General” to the list of permitted uses for the site. The site and neighboring properties (approximately 4 acres) was previously zoned as O-P with the intent of development being focused on office usage as part of the greater Colonies development - a C-P/O-P project. Furthermore, this specific site has an existing O-P development plan associated with it as well, *The Colonies Lot 101 & 102 OP Plan*.

At the time the site was zoned O-P there were no requirements for approval a Statement of Intent (SOI). Uses permitted on the site were contained in the ordinance approving the O-P zoning. As such, this application requires that an SOI be prepared. The attached SOI includes the proposed “Personal Service, General” use as well as all other uses previously listed in the O-P zoning ordinance. Additionally, the SOI includes other site specific regulations typically found in previously required Design Parameters.

The requested use is currently a conditional use within M-OF (Mixed Use - Office) district and permitted in all other mixed-used districts. The use is also allowed within the PD district subject to Council approval with or without conditions. Permitting the use within M-OF district subject to issuance of a conditional use permit was to ensure compatibility with the general office environment in which it would be located. The use is defined as:

***Personal services, general.*** Establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receives goods from or returns goods to the customer after the goods have been treated or processed at that location or other locations. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale, and incidental retail sales of products used on the premises to patrons. This use includes but is not limited to barber and beauty shops; dry cleaning, laundering, pressing, and dyeing establishments; coin-operated laundries; photographic service shops and studios; repair of household appliances; shoe repair shops, garment storage facilities, rental service, and bicycle repair shop and offices as defined within this UDC. Outdoor storage, display, or service areas are not permitted.

In regards to how the proposed use will affect the site, the requested use has a lower parking ratio requirement (1 space/400 sf) than a general office use (1/300 sf), so the ability to provide required minimum parking should not be affected. Peak hours for the site should be similar, with the exception that Personal Services are more likely to see after-hour trips and weekend trips, although the expected number of trips would be relatively low.

Furthermore, when considering how the use fits into the context of the overall Colonies development and if

conditions on allowing its inclusion within the amended SOI are appropriate it should be noted that the site is located at the transition point between the former C-P zoning to the north and the former O-P zoning to the south. The proposed addition of Personal Services to the subject site without added conditions would not be a dramatic departure from the allowed uses in C-P portion of the overall development. Additionally, the site is not adjacent to residential uses and is not anticipated to create higher demands on infrastructure such as parking. Should any of these issues been present additional conditions on allowing this use may have been considered appropriate.

It should be pointed out that this rezoning is not necessitated by a lack of appropriate zoning in the area that could accommodate the Personal Service use, as there is C-P zoning, as well an M-N zoning in the vicinity. Nevertheless, staff does not expect the zoning change to negatively impact the surrounding properties overall.

Staff has reviewed the proposed PD plan amendment and a finds that it meets the technical requirements of the PD District, associated PD Plan, and the UDC. Staff finds that the inclusion of this use would not be significantly detrimental to the development as a whole and supports the requested revision.

**RECOMMENDATION**

Approval of the Statement of Intent revision for the subject property.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Applicant Letter
- Statement of Intent
- PREVIOUSLY APPROVED - Ordinance #12038 Permitted Uses
- PREVIOUSLY APPROVED - *The Colonies Lot 101 & 102 PD Plan*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.63
<b>Topography</b>	Generally slopes to the south
<b>Vegetation/Landscaping</b>	Landscaping on the west edge of lot, timber on east side
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Commercial structure

**HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Employment District
<b>Previous Subdivision/Legal Lot Status</b>	The Colonies Plat 1-A, Lot 2B

**UTILITIES & SERVICES**

All services provided by the City of Columbia

**ACCESS**

<b>Colony Drive</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	NA; private street.
<b>CIP projects</b>	None
<b>Sidewalk</b>	None.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	MKT trail adjacent to site to the east; Forum Nature Center to the southwest.
<b>Trails Plan</b>	MKT trail adjacent to site to the east.
<b>Bicycle/Pedestrian Plan</b>	MKT trail adjacent to site to the east.

**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 27, 2018.

<b>Public information meeting recap</b>	Number of attendees: 1 (includes 1 applicant representatives) Comments/concerns: None
<b>Notified neighborhood association(s)</b>	Chapel Hill Lake Homeowner Association; Limerick Lakes HOA; Limerick Lakes Neighborhood Association; Chapel Hill Lake Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner