

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 18, 2017**

SUMMARY

A request by Crockett Engineering (agent) on behalf of Aegis Investment Group (owners) for approval of a PD development plan to be known as "Dunkin Donuts on Blue Ridge Town Centre Development Plan." The PD (Planned District) zoned site contains 1.29 acres and is located southwest of the intersection of Rangeline Street and Blue Ridge Road. **(Case # 17-115)**

DISCUSSION

The applicant is seeking approval of a PD (Planned District) development plan for a standalone Dunkin Donuts location. The subject property lies at the eastern edge of what was identified as 'Tract 1' of the Blue Ridge Town Centre - rezoned from A-1 (Agriculture) to C-P (Planned Business) in 2005. At that time, no development plan was prepared as was permitted by the C-P district standards.

Section 5 of the ordinance authorizing the C-P zoning (Ordinance #018476) required that the subject property comply with several supplemental traffic management conditions. These conditions are summarized below:

- **A traffic study is required prior to submission of the first C-P plan, depicting the property in its entirety.**
- Driveway access is not allowed within the operational areas of the signalized intersection of Range Line Street and Blue Ridge Road.
- Individual lots with driveway access along Blue Ridge Road shall be held to a minimum frontage of 660 feet, with a minimum driveway spacing of 330 feet.
- No direct access is permitted to Providence Road.
- **Driveway access onto Range Line Street shall be limited to one driveway location, restricted to right-in/right-out movements.**
- A single C-P plan shall be submitted for Tract 2 west of the subject tract, Tract 1.
- The C-P plan for Tract 2 is to comply with neighborhood marketplace standards in the Metro 2020 plan.

No site development has occurred since 2005. As such, this proposal is the trigger for compliance with the above noted conditions. Given that the lot for Dunkin Donuts is not platted the above conditions can be addressed as part of the final platting action for the site. A concurrent final plat (Case 17-116) is under review and will be withheld from Council consideration until the above conditions are addressed. Delayed fulfillment of these conditions to final platting does not impact the PD plan layout and is considered more appropriately addressed as part of the platting action.

Staff has reviewed the proposed PD development plan and finds that it meets the technical requirements for development plans and the approved statement of intent.

RECOMMENDATION

Approval of the submitted PD development plan.

ATTACHMENTS

- Locator maps
- “Dunkin Donuts on Blue Ridge Town Centre PD Plan,” dated May 11, 2017

HISTORY

Annexation date	1969
Zoning District	PD (Planned District, previously C-P - Planned Commercial District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Previously unplatted, final platting required

SITE CHARACTERISTICS

Area (acres)	1.29 acres
Topography	Generally flat, rough graded
Vegetation/Landscaping	Turf or bare
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Range Line Street (State Route 763)	
Location	Along eastern edge of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Improved

PARKS & RECREATION

Neighborhood Parks	0.75 miles west of Albert-Oakland Park
Trails Plan	0.2 miles northwest of Bear Creek Trail
Bicycle/Pedestrian Plan	N/A