

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 20, 2018**

SUMMARY

A request by Simon & Struempf Engineering (agent), on behalf of MBS Realty Partners, LP (owners), requesting a major amendment to the existing "MBS O-P Plan" and approval of a new PD Plan to be known as "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. **(Case # 18-175)**

DISCUSSION

The applicant is seeking a major amendment to the existing MBS OP Plan to facilitate the sale of the subject property to Boone County Family Resources (BCFR). The proposed building, once constructed, will house their administrative office functions. The sale contract for the property is contingent on the approval of this amendment which will reconfigure the property to fit BCFR's needs. The original O-P plan, approved in 2015, was designed to offer supplemental office space for MBS operations on the north side of Ash Street.

Plan Amendments

The proposed plan would increase the gross floor area of the building from 27,000 square feet to 37,000 square feet. The proposed building will be two stories with a basement walkout on the west side and be no greater than 50-feet tall. This increase in building size is necessary to meet the current spatial needs of BCFR and would allow space for continued growth of the organization. Parking is to be increased in order to offset the additional building area, from 129 total spaces to 156 spaces. As a result of the plan changes, stormwater detention must be relocated from an at-grade location, as shown on the original plan, 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."

Requested Zoning Exceptions

The MBS O-P Plan was approved before the adoption of the UDC and contains a number of design features that are no longer compliant under the new code. Since the proposed plan amendment constitutes a major change the new plan must be brought into compliance with the UDC. PD zoning allows for an applicant to seek exceptions from zoning provisions as part of the PD plan approval process. The applicant is seeking 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.

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. Interior landscaped areas used to meet the 10% requirement must be at least ten (10) feet wide and shall be graded below the elevation of the paved area to accept stormwater runoff. The applicant is proposing a 6-foot wide landscape strip in lieu of the required 10-foot strip and is proposing to maintain 2,400 square feet of interior parking lot landscaping in lieu of the required 5,222 square feet.

The existing MBS O-P Plan was proposed with 129 parking spaces which were less than the 150-space requirement that would have triggered the need for a 10-foot wide landscape island per former Chapter 29. Furthermore, former Chapter 29 did not include provisions mandating a percentage of interior parking lot landscaping after exceeding a parking space threshold. The applicant is proposing 156 parking spaces resulting in the need to install the landscape strip and additional interior parking lot landscaping.

The code required number of parking spaces, less 12 bicycle spaces, needed to accommodate the 37,000 square foot office building is 111 spaces. The additional 45 parking spaces, according to the applicant, are proposed to support the long-term parking needs of BCFR as they grow into the entire building. Additionally, the applicant indicates that the reduced width of the landscape island is being proposed to maintain grade transitions. It should be noted that the parking space dimensions shown on the plan are 8.5' x 18.5' which is greater than the required 8.5' x 18' of the UDC. A reduction in the parking space size would bring the parking lot into greater UDC compliance by enlarging the width of the landscape island which in turn would result in greater interior parking lot landscaping.

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 MBS O-P plan was approved with the building and its entrance facing east, toward the parking lot instead of facing Ash Street. The applicant wishes to maintain this orientation due to the constraints of the long, narrow property. The bulk of site users will travel to the building via car, and enter from the parking lot. Access will be provided from the existing sidewalk and bus stop 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 as Employment District, similar to the MBS property to the north and the Academic Employees Credit Union property to the west. Properties to the east are considered Commercial District, and properties to the south are denoted as Residential District. The adjacent property to the south, however, is 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.

The proposal has been reviewed by staff, and meets all applicable City zoning standards with the exception of the requested exceptions. Additionally, the proposed change is not for speculative purposes, but rather to address an immediate plan for development by a social services organization.

RECOMMENDATION

Approve the major PD Plan amendment subject to:

1. Reducing the size of the proposed parking spaces to 8.5' x 18' and increasing the width of the parking lot island to increase overall interior parking lot landscaping.
2. Granting the design exception to Section 29-4.6(c)(1)

ATTACHMENTS

- Locator maps
- Design Parameters
- Statement of Intent
- "Boone County Family Resources PD Plan" dated September 14, 2018

HISTORY

Annexation date	1955
Zoning District	PD (Planned District)
Land Use Plan designation	Employment District
Previous Subdivision/Legal Lot Status	Lot 2, BCC Plat 1

SITE CHARACTERISTICS

Area (acres)	2.44 acres
Topography	Ridge near middle of site, steeper slopes to the west
Vegetation/Landscaping	Wooded
Watershed/Drainage	Perche Creek
Existing structures	None

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Ash Street	
Location	Northern edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Unimproved; sidewalks required

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner