

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
August 18, 2016**

SUMMARY

A request by Simon Oswald Architecture (agent) on behalf of their client, True Properties, LLC (owner) to rezone 0.37 acres from R-2 (Two-family Residential District) to O-P (Planned Office District) and approval of a O-P Development Plan to be known as "True Properties O-P Plan". The subject site is located at the southwest corner of Madison Street and Orange Street,. **(Case 16-141)**

DISCUSSION

Rezoning Request

The applicant is seeking to rezone their property at the southwest corner of Madison and Orange Streets from R-2 to O-P. A concurrent platting action (Case #16-140) will also be considered to combine the two lots to prepare the property for construction of a 4,275 square-foot office building. The new structure will house ancillary support services associated with their property to the north, which houses True Media, LLC, for which the subject parcel is currently serving as an overflow parking lot.

An office use on this lot would not substantially increase the number of daily trips on the site. The lot has served as overflow parking for a number of years. Parking is not permitted as a standalone use in residential district; however, in this instance was allowed by a conditional use permit. Given the existing residential context to the south of the subject site, staff was not initially supportive of the requested rezoning due to its potential negative impact. Since submitting the request, the applicant has offered screening and buffering between the proposed office building and the adjacent properties in an effort to minimize any conflict in use.

The landscaping shown on the accompanying O-P development plan will be required at the time of site improvement. The placement of the building structure and the parking lot has been coordinated with the adjacent property owners. As of preparing the report there has been no public comment received against this request. The O-P district, in staff's opinion, provides a suitable land use transition from the more intense uses north of Orange Street and the less intense to the south.

Development Plan

The proposed 4,275 square foot building will initially house a small portion of True Media's existing workforce while either retaining the remaining portion of the building as unoccupied space for future workforce expansion or potentially rental space to tenant. To assist in masking the office building from the neighboring residentially zoned properties staff requested additional screening and street trees to be provided on the site. The applicant has complied with this request by enhancing the site's landscaping by providing 4 additional street trees between the building and Orange Street in addition to the two shade trees that are required by the code.

Additionally, the applicant is required to provide a screening of 80% opacity to a height of 8 feet, along the property line shared with a residential zone. This is provided on the development plan by means of a 6-foot privacy fence across the length of the lot, which is accompanied by a number of ornamental trees and shrubs. Combined, these elements are sufficient to reach the screening requirements.

To further assist in integrating the building into the surrounding neighborhood, the applicant has agreed to limit the building's height to a maximum of 22 feet in height. Such restriction will keep the proposed construction to a similar scale of the surrounding residential structures. Parking areas on the site will be well-screened from the street rights-of-way and residentially zoned parcels to the east and west by planting beds of similar ornamentals.

The development plan provides 13 off-street parking spaces, within small parking areas on both the east and west ends of the lot. The proposed parking is 1 space less than that required for the proposed uses square footage requirement as defined Section 29-30(b) (Offstreet Parking and Loading Requirements). Section 29-30, however, also allows minor relief from the standard in planned districts. Additionally, the applicant's northern lot has a surplus of parking, and the applicant has offered an additional five spaces to be used by commuters in the southern building. Section 29-30 allows off-site parking for non-residential uses to be located within 1,000 feet of the parking generator.

The proposed O-P development plan and rezoning proposal have been reviewed by applicable internal and external agencies and found to comply with the requirements of the zoning and subdivision regulations. While the construction of an office building in this context would generally be viewed as incompatible, the applicant has made all efforts to negate those impacts on neighboring residential lots, making the proposal acceptable in staff's view. Furthermore, the O-P designation of the property and the detailed design plan afford more oversight than a non-planned district which also is a factor for supporting the requested zoning as well.

RECOMMENDATION

- 1) Approval of the rezoning from R-2 to O-P and associated Statement of Intent.
- 2) Approval of the O-P development plan and associated design parameters.

SUPPORTING DOCUMENTS

- Locator Maps
- O-P Development Plan
- Statement of Intent
- Design Parameters

HISTORY

Annexation date	1906
Zoning District	R-2 (Two-Family Residential District)
Land Use Plan designation	Residential District
Previous Subdivision/Legal Lot Status	Lots 64 and 65, Mikel Subdivision

SITE CHARACTERISTICS

Area (acres)	0.37 acres
Topography	Flat, current use is parking lot
Vegetation/Landscaping	Turf at edges, tree coverage on south and east sides
Watershed/Drainage	Perche Creek
Existing structures	None; Parking lot encumbers majority of lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Orange Street	
Location	Location
Major Roadway Plan	Major Roadway Plan
CIP projects	CIP projects
Sidewalk	Sidewalk

Madison Street	
Location	Along eastern edge of property
Major Roadway Plan	N/A (improved & City-maintained) with 50 ft existing ROW
CIP projects	N/A
Sidewalk	Sidewalks required

Mikel Street	
Location	Along western edge of property
Major Roadway Plan	N/A (improved & City-maintained) with 50 ft existing ROW
CIP projects	N/A
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Approximately ¼ mile north of Worley Street Park
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Russell Palmer Approved by Patrick Zenner