

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 8, 2020**

SUMMARY

A request by Crockett Engineering (agent), on behalf of OTA Properties, LLC (contract purchasers), for approval of a PD plan on property located on the east side of Colony Drive approximately 400 feet south of Chapel Hill Road. The PD plan will include one structure, to house a 'school-related' use, and an associated play yard to the rear (east) of the lot. **(Case 176-2020)**

DISCUSSION

The applicant is seeking to amend the existing PD plan, "The Colonies Plat 5-E C-P Plan." This plan was approved in 2015, depicting a two-story office building on Lot 5-C. The subject lot, Lot 5-D, was included in the CP plan, however was left vacant for future development. The current proposal is a standalone PD plan for Lot 5-D that depicts a family day care facility.

The subject property was initially zoned O-P as a portion of, "The Environment C-P/O-P Plan," which was approved in July 1988. The property was rezoned to C-P in April 2004, and the statement of intent was revised to permit a number of additional commercial uses, including, "schools operated as a business except trade schools." The planned district was again revised in May 2014 to further expand the permitted uses to include such uses as family daycare homes, day care centers, preschool centers, nursery schools, child play care centers, child education centers, child experiment stations, and child development institutions, among other uses. This latest revision permits the proposed use.

The proposed PD plan depicts a 10,650 square foot daycare facility with parking located at the front of the property along Colony Drive, which is a private drive and is the only means of access for the subject property. A total of 32 vehicle parking spaces are provided which is 200% of that required (16 spaces) per the UDC. The plan also provides the required 4 bicycle stalls. The applicant has indicated that, due to their particular preschool model, they anticipate increased vehicular traffic as parents, teachers, and guests come and go. PD zoning permits the applicant to propose the excess parking, which should be considered in conjunction with the PD plan. Appropriate connections have been proposed to the existing drive along the northern edge of the property, allowing vehicular flow to the neighboring property's parking area.

The proposed PD plan further depicts a retaining wall that surrounds the daycare building on the north, south, and east sides. Due to steep grades on the east half of the property, this wall was necessary to provide flat areas for the daycare and play yard located to the rear of the building. Stormwater detention is provided on the eastern edge of the property, near its lowest elevation. A monument sign is shown near the vehicular driveway entrance.

Staff has reviewed the proposed major PD plan amendment and finds that it is in compliance with the approved statement of intent, and it meets the technical requirements of the PD District and the UDC.

RECOMMENDATION

Approval of the requested major amendment to the, "The Colonies Plat 5-E C-P Plan."

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Ordinance 18031 (2004)
- Ordinance 22060 (2014)
- “PD Plan for Lot 5-D of the Colonies,” dated 9-3-2020

SITE CHARACTERISTICS

Area (acres)	1.44
Topography	Sloping to the SE, extreme slopes along SE edge
Vegetation/Landscaping	Turf/none
Watershed/Drainage	Perche Creek
Existing structures	None

HISTORY

Annexation date	1964
Zoning District	PD
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Lot 5-D, The Colonies Plat 5-E

UTILITIES & SERVICES

Site is served by all City of Columbia utilities and services.

ACCESS

Colony Drive	
Location	NW side of site
Major Roadway Plan	Private Drive
CIP projects	None
Sidewalk	None, not required

PARKS & RECREATION

Neighborhood Parks	Forum Nature Area, Oakwood Hills Park, MKT Nature and Fitness Trail, 3M Flat Branch-Hinkson Creek Wetlands
Trails Plan	Hinkson Creek Trail, 3M Wetland Trail, MKT Connector, MKT Trail, Forum Boulevard Connector
Bicycle/Pedestrian Plan	None identified adjacent to site

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 this pending request on May 11, 2020. Two postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No mtg held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	Chapel Hill Lake NA
Correspondence received	None received

Report prepared by Rusty Palmer

Approved by Patrick Zenner