

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 6, 2019**

SUMMARY

A request by Crockett Engineering (agent) on behalf of Fifth Street Properties, LLC and the Broadway Office Park Condominium Association (owners) for a major amendment to the Lake Broadway Lot 4A PD Plan. Modifications to the plan include a newly-designed building on Lot 4A, redesigned parking areas and drive aisles, and an additional vehicular access point from the Gary Street to the north. The subject site is located southeast of the intersection of Pershing Road and Gary Street, and contains 2.27 acres. **(Case #131-2019)**

DISCUSSION

The Lake Broadway C-P Plan was approved on October 6, 2003, and included two buildings totaling 22,800 square feet of gross floor area (GFA). Building 2 was constructed according to the existing PD plan soon after the approval of the development plan. Building 102 (previously Building 1), at the northwest corner of the property, was to be two stories with each floor containing up to 8,400 square feet. The plan also made provisions for a drive-up bank ATM south of Building 102. Parking was provided at a rate of 1 space per 200 square feet of GFA, which was consistent with the most-intensive commercial uses permitted by the statement of intent.

Building 102 was never constructed. Demand has renewed for medical office space on the parcel; therefore, the owners are requesting the proposed changes to the PD plan. Building 102 has been redesigned to be a single-story building with just 7,500 square feet. Parking has been reduced from 52 spaces (with 10 provisional spaces) to 30 spaces, with all parking being located southeast of the proposed building on the updated plan. This reduction in parking is consistent with the reduction of building area, and maintains the 1:200 square foot parking ratio required for medical office space.

A covered drop-off zone and additional accessible parking spaces have been provided on the southeast frontage of the building to better serve the clientele expected. The vehicular entry from Pershing has been relocated to the south by roughly 75 feet with the removal of the drive-up ATM location. Additionally, a second access point has been added from Gary Street on the north end of the parcel. These access points will serve all functions on the subject parcel as well as the parcel to the south, as the vehicular circulation patterns are interconnected.

The proposed changes to the Lake Broadway Lot 4A PD Plan represent a decrease in both potential intensity of uses and impervious area on the property. Staff finds the request for the PD plan amendment to be appropriate given its reductions in parking areas facing residential properties across Pershing Road and Gary Street as well as the reduction in the size of the proposed building. Such reductions will soften the impacts that the new construction will have on adjoining development.

RECOMMENDATION

Approve the PD plan revisions to the "Lake Broadway Lot 4A PD Plan".

ATTACHMENTS

- Locator maps
- PD Plan

SITE CHARACTERISTICS

Area (acres)	2.34 acres
Topography	Slopes generally to the Southeast
Vegetation/Landscaping	Improved with turf and landscaping
Watershed/Drainage	Perche Creek
Existing structures	Office building w/ associated parking areas

HISTORY

Annexation date	1946
Zoning District	PD (Planned District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Lot 4A Lake Broadway Plat 1

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

Gary Street	
Location	Access point proposed at northern edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Improved

Pershing Road	
Location	Access point at western edge of property, shared offsite access.
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Improved

PARKS & RECREATION

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

PUBLIC NOTIFICATION

All property owners within 185 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 May 14, 2019. 27 postcards were sent.

Public information meeting recap	Number of attendees: 2 (owners) Comments/concerns: None received
Notified neighborhood association(s)	Lake Broadway HOA, West Ash NA, Historic Sunset Lane NA, County House Branch NA, Gary Atkins NA
Correspondence received	None to date.