

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 20, 2019**

SUMMARY

A request by Columbia College (Owner) for an update to their existing campus master plan. The Columbia College Campus Master Plan was last updated in 2017. This update would be to address significant land use changes on Columbia College properties since the last update, which include changes in use at 904 N. 8th Street, and at 1100 Wilkes Boulevard.

(Case #146-2019)

DISCUSSION

The applicant, Columbia College, is requesting approval of their updated campus master plan. Pursuant to Section 29-3.3(l) of the Unified Development Code an institution of higher learning is a permitted use in all zoning districts, provided that it submits a campus development plan for review and approval by the Planning and Zoning Commission and City Council. If a proposed improvement does not comply with the master plan, a plan revision is required prior to construction of the proposed improvement. Additionally, master plans updates are required at regular intervals, or after a number of improvements are in place.

The Columbia College Master Plan was last updated in 2017, when the college undertook a number of campus improvements due to needs arising from a significant increase in enrollment. At this point, the applicant wishes to repurpose two properties in order to better serve their needs. 904 N Eighth Street was not previously included on the plan, but was acquired by the College for student housing. College administrators now see a need for additional student support services, such as counseling and advising, and wish to house them at this location.

At the time of the 2017 plan update, the building at 1100 Wilkes Boulevard was intended for administrative functions. The subject plan update seeks to change this intended use to allow for expanded athletic facilities. The proposed campus master plan serves the existing and projected needs of the college. Continued enrollment growth has created a need for flexibility as student and faculty needs evolve.

RECOMMENDATION

Approval of the Columbia College Amended Development Plan, dated April 2019

ATTACHMENTS

- Locator maps
- Columbia College Amended Development Plan, dated April 2019

HISTORY

Annexation date	1906
Zoning District	Varies
Land Use Plan designation	Neighborhood District, some Commercial District
Previous Subdivision/Legal Lot Status	Final Plat required, Lot 22 of Heritage Village Plat 1 – Preliminary Plat, approved October 2012

SITE CHARACTERISTICS

Area (acres)	Total of 36 acres
Topography	varies
Vegetation/Landscaping	Turf and Trees throughout campus
Watershed/Drainage	Flatbranch
Existing structures	Academic buildings, athletic facilities, residential apartments and dormitories, and maintenance facilities.

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Rogers Street	
Location	South side of Campus
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks existing

Range Line Street	
Location	East side of Campus
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks existing

Eighth Street	
Location	West side of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

Wilkes Boulevard	
Location	North side of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

Tenth Street	
Location	South of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

PARKS & RECREATION

Neighborhood Parks	Field Park
Trails Plan	None
Bicycle/Pedestrian Plan	Rogers Street and Range Line Street are pedways

Report prepared by Rusty Palmer

Approved by Patrick Zenner