



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 1, 2017

Re: Columbia College Campus Master Plan Update (Case #17-87)

## Executive Summary

Approval of this request would result in adoption of the updated Columbia College Campus Master Plan.

## Discussion

Columbia College is requesting approval of an updated campus master plan. Pursuant to Section 29-3.3(l) of the Unified Development Code, institutions of higher learning are permitted in all zoning districts, provided that the institution submits a campus development plan for review and approval. If a proposed improvement does not comply with the master plan, a plan revision is required prior to construction of the proposed improvement.

The last Campus Master Plan was approved in 2013 and the current plan has been updated to include a number of improvements to academic, residential, and parking facilities. The College has experienced a 13% increase in enrollment in 2016, and anticipates continued growth in the near future. Improvements and revisions to the Campus Master Plan include:

- A new academic/residential hall north of Brown Hall. This new building will likely be a multi-story, mixed-use facility with a height not to exceed 6-stories, or 78 feet.
- Addition/expansion of Dulany Hall to better accommodate student dining needs.
- New parking lot construction on college-owned property on the north side of Wilkes Boulevard.
- Parking lot expansion near Hughes Hall, to improve student safety and add capacity.
- Repurpose and renovation of 1110 and 1114 Wilkes Boulevard for Plant and Facilities Operations to improve internal operations.
- Repurpose/renovation/expansion of the Wightman Building at 606 Pannell Street.
- Demolition of 802 Alton Street and 802 Pannell Street, to improve public safety.
- Removal of the proposed softball complex.
- Relocation of proposed maintenance facilities north of Wilkes Boulevard to the existing buildings east of Pannell Street, which was vacated by the City in February 2017.

The applicant presented the updated master plan to the North-Central Neighborhood Association on February 7, 2017. Questions from the public were primarily concerned with landscaping, tree preservation, and stormwater management. The applicant reports that those in attendance, were overwhelmingly in support of the master plan updates, as proposed by the college.

The Planning and Zoning Commission considered this request at their April 6, 2017 meeting. Commissioners inquired about the isolated, non-contiguous properties owned by the College and whether they should be included in the master plan. Staff indicated that such a designation was not necessary since the use of those properties complied with the



underlying zoning. Commissioners also inquired about access to the proposed parking adjacent Practice Hall. Cliff Jarvis, representing the College, indicated that access to the expanded parking lot was intended to be gained from Eighth Street. He noted that access onto Alton Street was infeasible due to slope. After limited additional discussion, the Commission voted 8-0 in favor of the master plan update as presented.

The Planning and Zoning Commission staff report, locator maps, master development plan and meeting excerpts are attached for review.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Education, Secondary Impact: Community Character, Tertiary Impact: Economic Development

### Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
8/20/13	Approval: Columbia College Master Plan Update, dated 6/10/13 (Ord. 21771)
6/2/09	Approval: Columbia College Master Plan Update, dated 3/30/09 (Ord. 20283)
1/19/05	Approval: Columbia College Master Plan Update, dated 10/20/04 (Ord. 18380)
7/23/02	Approval: Revised Columbia College Master Plan (Ord. 15639)

## Suggested Council Action

Approve the updated Columbia College Campus Master Plan.